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Alice Parkins Close, Hadleigh,  
Suffolk, IP7 6FE  
Asking Price £285,000

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- End Of Terrace Townhouse
- Three Bedrooms
- 19ft Lounge/Dining Room
- Kitchen
- Ground Floor Cloakroom
- Bathroom & En-Suite Shower Room
- Off-Road Parking & Garage
- Low-Maintenance Rear Garden



This nicely presented three-bedroom end of terrace townhouse, situated on the edge of Hadleigh offers accommodation arranged over three floors. The property benefits from off-road parking to the front, a garage, low-maintenance rear garden, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises an entrance hall, ground floor cloakroom, kitchen, 19ft lounge/dining room, first floor landing, two bedrooms, family bathroom, and on the top floor is the master bedroom with en-suite shower room.

Hadleigh is an ancient market town in South Suffolk situated next to the River Brett between the larger towns of Sudbury and Ipswich. The town has many amenities including shops, pubs, churches, schools,

outdoor recreational facilities, equestrian centre, and paintball centre. Hadleigh is home to some 246 listed buildings and the Grade II listed Topplesfield Bridge, over the River Brett, is the oldest in the country still carrying vehicles. One of the oldest one-day agricultural shows in East Anglia is also held annually in Hadleigh.

**Outside – Front:** There is a laid to lawn area with path to the front door which has a canopy

porch over. A driveway provides off-road parking for several cars in front of the garage and a gate to the side leads to the rear garden.

**Garage:** 19'10" x 10'2" (6.05m x 3.1m) Up and over door and there is storage space in the eaves.

**Entrance Hall:** Radiator, laminate floor, staircase rising to the first floor, and access to the cloakroom, kitchen and lounge/dining room.

**Cloakroom:** A two-piece suite comprising a low-level WC and



hand wash basin, along with a radiator.

**Kitchen:** 9'6" x 6'2" (2.9m x 1.88m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces with matching upstands, sink and drainer, integrated electric oven and gas hob with extractor hood over, space for a fridge freezer and washing machine, wall-mounted boiler, and a double-glazed window to the front aspect.

**Lounge/Dining Room:** 19'6" x 12'8" (5.94m x 3.86m) Double-glazed French doors opening out to the rear garden, double-glazed window to the side aspect, two radiators, and an understairs cupboard.

**First Floor Landing:** Radiator, staircase rising to the master suite, and doors providing access to the bedrooms and bathroom.

**Bedroom Two:** 12'11" x 9'5" (3.94m x 2.87m) Two double-glazed windows to the front aspect, a radiator, and built-in cupboard.



**Bedroom Three:** 9' x 6'2" (2.74m x 1.88m) Double-glazed window to the rear aspect and a radiator.

**Family Bathroom:** 6'3" x 6'2" (1.9m x 1.88m) A three-piece suite comprising a bath with shower over, low-level WC and hand wash basin, along with a radiator.

**Second Floor Landing:** Velux window and a door leading to:

**Master Bedroom:** 12'1" x 9'3" (3.68m x 2.82m) Double-glazed Dormer window to the front aspect, a radiator, built-in

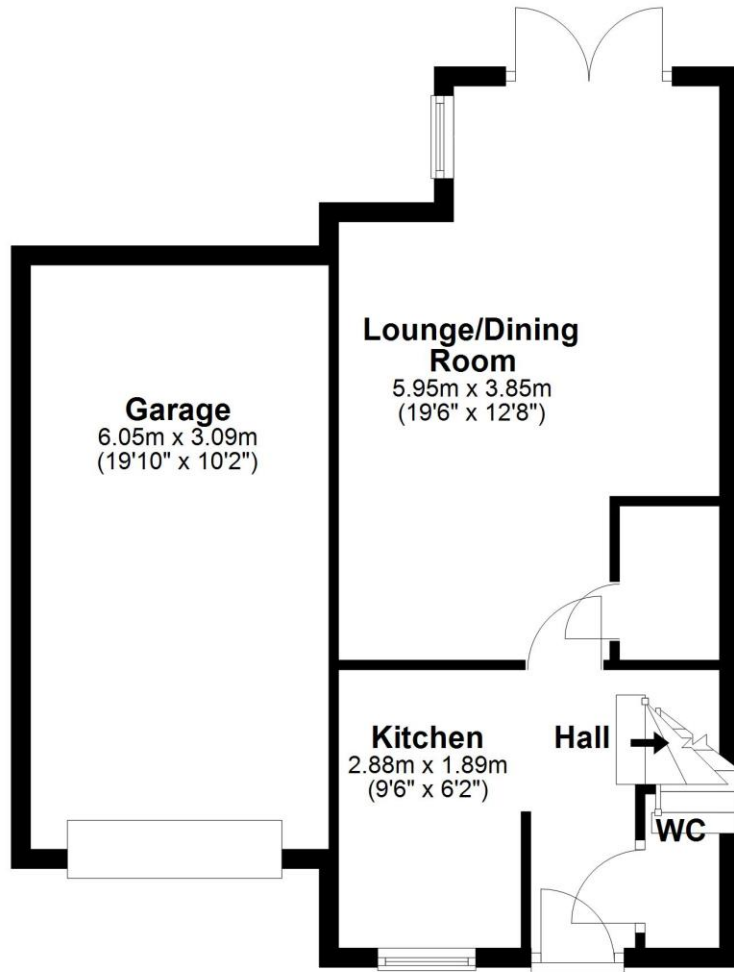
double wardrobe, and a door leading to:

**En-Suite Shower Room:** 6'9" x 6'5" (2.06m x 1.96m) A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback, along with a heated towel rail and Velux window.

**Outside – Rear:** The low-maintenance garden is predominantly laid to artificial lawn with a patio area and is fully enclosed by fencing.

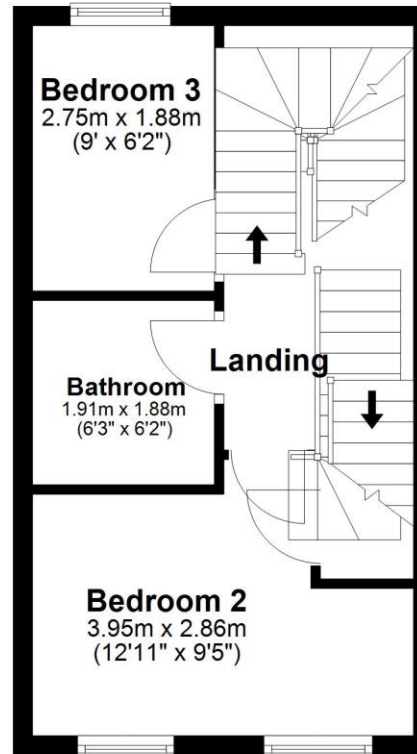
## Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



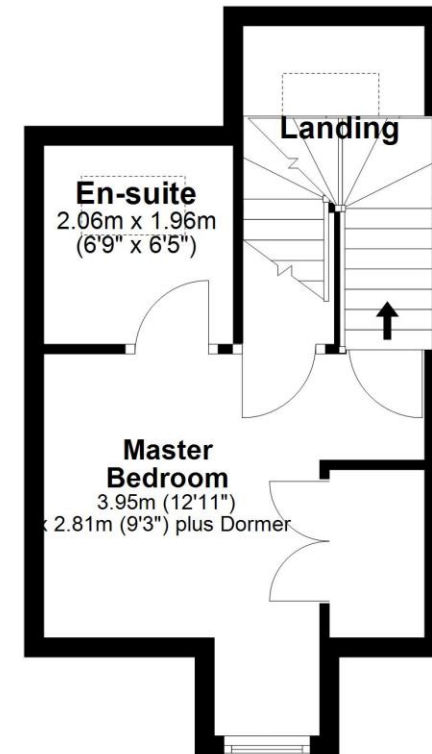
## First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



## Second Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 108.6 sq. metres (1169.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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### Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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