



Priory Meadows, Hadleigh, Ipswich, IP7 5FP

welcome to

Priory Meadows, Hadleigh, Ipswich

This beautifully presented, detached, family home boasts four double bedrooms, a beautifully presented lounge, a large, open plan kitchen/diner, a snug, a ground floor cloakroom, two 1st floor en suite's, a separate 1st floor bathroom, a garage and ample off street parking.

Agents Notes:

*Please note the sewage on this property is a private supply, which connects to the mains, the new vendor will be responsible for any maintenance.

*There is a Management charge on this property of £20 pcm, payable to Priory Meadows Management.

Entrance Hall

Light filled entrance hall with carpet flooring, under floor heating, an understairs storage cupboard, spotlights, a glass banister, a door to the garage and a double glazed floor to ceiling window to the rear.

Cloakroom

Low level WC, pedestal wash hand basin, chrome heated towel rail, tiled effect flooring, a mural painted by a local artist, spotlights and extractor fan.

Lounge

Spacious lounge with double glazed window to the front, patios doors to the garden, carpet flooring, under floor heating, TV point and a central fitted wood burner with stone base.

Kitchen/Diner

Stunning, open plan room with double glazed, floor to ceiling windows to the rear, patio doors to the garden, tiled effect flooring throughout, under floor heating, an opening to the snug, spotlights and TV point. The kitchen itself boasts eye and base level units in grey shaker style with granite worktop surfaces, a breakfast bar with space for 4 stools, two integrated ovens, one is hideaway, an integrated dishwasher, full height fridge and freezer, a butler sink with chrome mixer tap and fitted hot tap, a further double glazed window to the front, a pull out spice rack and larder cupboard.

Snug

Double glazed sash window to the side, patio doors to the garden, tiled effect flooring, under floor heating and an opening to the kitchen/diner.

Utility Room

Double glazed window to the front, a door to the side, tiled effect flooring, base units in grey shaker style with granite worktop surfaces, a butler sink, under floor heating, a fitted water softener, a fuse box, a large cupboard housing the under floor heating controls and hot water tank, space for a washing machine and tumble dryer.

First Floor Landing

Long, sweeping L shaped landing with double glazed sash windows to the rear, carpet flooring, spotlights, a glass balustrade, loft hatch and a storage cupboard.

Master Bedroom

Two double glazed sash windows to the front, a further double glazed sash window to the side, carpet flooring, two radiators, spotlights, TV point and a door to the en suite.

En Suite

Double glazed window to the front, low level WC, vanity sink, a double shower with glass enclosure, waterfall showerhead and shower attachment, part tiled walls, chrome heated towel rail, tiled effect flooring, spotlights, extractor fan and a light up, de-mist mirror.

Bedroom Two

Double glazed sash window to the front, further double glazed windows to the side, two radiators, carpet flooring, spotlights, TV point, a double built in wardrobe and a door to the en suite.

En Suite

Low level WC, vanity sink, a double shower with glass enclosure, waterfall showerhead and shower attachment, tiled effect flooring, chrome heated towel rail, spotlights and extractor fan.

Bedroom Three

Two double glazed sash windows to the side, carpet flooring, two radiators and spotlights.

Bedroom Four

Double glazed windows to each side, carpet flooring and one radiator.

Bathroom

Low level WC, vanity sink, a bath with central chrome mixer tap, a double shower with glass enclosure, waterfall showerhead and textured tiled splashback, chrome heated towel rail, spotlights, extractor fan, tiled effect flooring and a light up, de-mist mirror.

Outside:

Garage

An electric up and over door, a door to the hallway, power, light and double glazed window to the front.

Front Garden

A beautiful frontage with a walled border to the front, a stoned walkway to the side, providing side access on both sides of the property to the rear garden, a large, block paved driveway, providing ample off street parking, hedging, a walled border, fencing to the side, an outside tap, a pathway to the front door and flower beds.

Rear Garden

A sunny, wraparound rear garden with a large patio seating area, a grassed area, daffodil borders, two side access points and an outside light.



Total floor area 203.8 m² (2,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Priory Meadows,
Hadleigh, Ipswich

- Executive detached, family home
- Four double bedrooms
- Ground floor cloakroom, two 1st floor en suites & separate bathroom
- Large open plan kitchen/diner & snug
- Beautifully presented lounge with fitted wood burner

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£650,000



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Property Ref:
IPS121625 - 0004

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