



- Detached Extended Three Bedroom Family Home
- En Suite, Family Bathroom & Cloakroom
- Immaculate and Modern Throughout
- Open Plan Kitchen/ Diner
- Bifold Doors & Roof Lantern
- Gas Central Heating & Under Floor Heating
- Kitchen/ Diner With Island
- Living Room & Study/ Playroom
- Utility / Boot Room
- Garage & Ample Off Road Parking

18 Shearman Road, Hadleigh, Ipswich, Suffolk. IP7 5JW.

A stunning detached house which has been extended and modernised throughout by the current owners to offer stylish accommodation to a high specification. Property highlights include: inframe kitchen units and island with quartz worktops, bifolddoors, roof lantern, underfloor heating, utility/boot room, two reception rooms, open plan living, three double bedrooms, ensuite and family bathroom, along with a south facing rear garden, garage and off-road parking. Situated in Hadleigh just minutes from local schools and Hadleigh high street offering good range of local amenities. The property also has planning approved for a loft conversion. Early viewing highly advised to fully appreciate what this home has to offer. For more information, please call the sales team.



Property Details.

Ground Floor

Entrance Hall

7' 4" x 7' 2" (2.24m x 2.18m) Composite front door, radiator, tiled floor, stairs to first floor, doors leading to:

WC

6' 5" x 2' 10" (1.96m x 0.86m) Double glazed obscure window to front, wall mounted fuse box, radiator, part tiled walls, vanity unit with splash back, low level WC.

Living Room



18' 11" x 14' 01" (5.77m x 4.29m) Engineered wood flooring, radiator, sandstone hearth, bio ethanol log burner, wooden mantle, storage cupboard, wall mounted hive thermostat.

Home Office/ Study



13' 11" x 8' 2" (4.24m x 2.49m) Double glazed window to front, radiator, fitted media unit including storage and desk.

Utility Room / Boot Room

11' 09" x 9' 11" (3.58m x 3.02m) aluminium door to side opening onto the driveway, porcelain tiled flooring, range of wall and base units including pull out larder unit, wall mounted boiler, space for washing machine and tumble dryer.

Kitchen/ Dining Room



18' 11" x 15' 08" (5.77m x 4.78m) Bi folding doors to rear, roof lantern, underfloor heating, porcelain tiled flooring, inset spot lights, range of wall and base units, quartz worktops, island with space for breakfast stools, ceramic Belfast double sink with right hand drainer groves, integrated dishwasher, fridge, freezer, hand towel holder, breakfast tray unit, Sterling range style cooker with AEG over head extractor fan housed by the mantle unit. Open plan onto the dining room, with views onto the rear garden.

First Floor

Landing

Airing cupboard, loft access, doors leading to:

Bedroom One



14' 2" x 11' 10" (4.32m x 3.61m) Double glazed window to rear, radiator, panelled feature wall, door to:

En Suite

8' 5" x 4' 7" (2.57m x 1.40m) Double glazed obscure window to rear, towel rail, inset spot lights, part tiled walls, tiled floor, walk in shower enclosure, vanity unit with basin and WC.

Property Details.

Bedroom Two



11' 4" x 10' 9" (3.45m x 3.28m) Double glazed window to front, radiator, feature panelled wall, storage over stairs currently being used as a wardrobe.

Bedroom Three



11' 01" x 8' 0" (3.38m x 2.44m) Double glazed window to front, radiator.

Family Bathroom



8' 4" x 5' 0" (2.54m x 1.52m) Double glazed obscure window to side, tiled floor, towel rail, free standing bath, low level WC, vanity unit with tiled splash back and wall mounted mirror.

Outside

Rear Garden



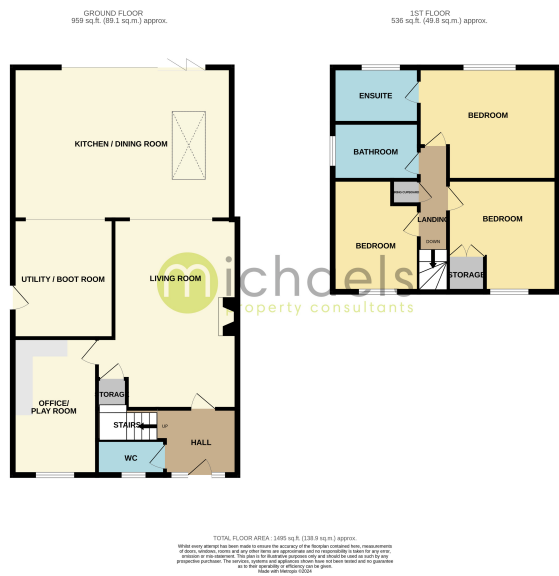
A well maintained south facing rear garden including a porcelain patio stepping down onto the lawn, with a further porcelain patio area with pergola, enclosed by fencing and hedging, side access through the garage.

Off Road Parking

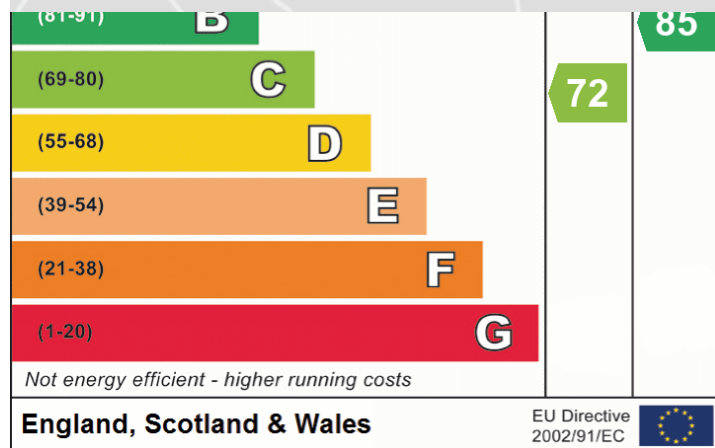
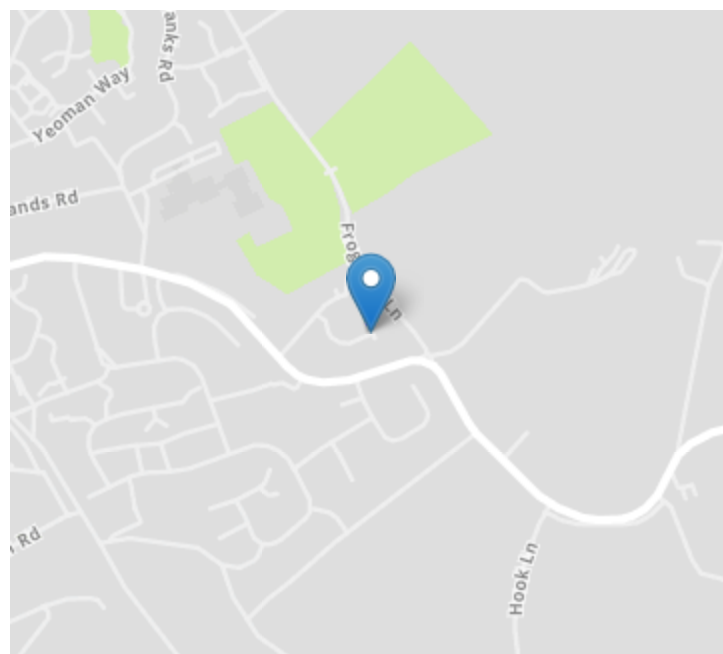
A generous frontage creating ample off road parking via the laid to stone driveway to the front and side leading to the garage with up & over door, power and light.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.