

REDUCED

£349,995 Freehold



## 2 Hudson Way, Hadleigh, Suffolk. IP7 6FN

- Three Bedroom Detached House
- Utility & Ground Floor Cloakroom
- En-Suite To Master Bedroom
- Many Upgraded Features
- Gated Driveway To The Rear
- Garage To The Rear
- 8 & 1/2 Years NHBC Remaining
- Turnkey Condition





## PROPERTY DESCRIPTION

Nestled in the popular WEAVERS MEADOW development in HADLEIGH we have the pleasure in offering For Sale this THREE DOUBLE BEDROOM DETACHED FAMILY HOME positioned on a corner plot. Internally you are greeted into a bright Entrance Hall, the Lounge to the left with French doors looking out to the Garden and to the right a Modern Kitchen/Diner. From the Kitchen there is also a Utility and Separate Cloakroom. To the First Floor are Three Double Bedrooms, En-Suite Shower Room to the Master and a Family Bathroom. Externally there is a good sized Rear Garden, Landscaped Front Garden and Gated Driveway leading to a Garage. In our opinion this property needs to be viewed to fully appreciate the size and location of this turnkey home.





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Composite entrance door, large entrance mat set into LVT flooring, radiator, alarm system panel, stairs to first floor, upgraded internal half glass doors to both Lounge and Kitchen/Diner.

#### LOUNGE

18' 4" x 10' 2" (5.59m x 3.10m) Double glazed French doors to garden, double glazed window to front aspect, feature electric fire with hearth and surround, FibreNest, radiator, fitted carpet.

#### KITCHEN/DINER

18' 5" x 9' 4" plus door recess (5.61m x 2.84m) Modern matt grey eye level, base and drawer units, square edge Granite worktops with under mounted stainless steel one and a half sink unit. Integrated Zanussi 50/50 fridge/freezer, Samsung oven and induction hob with extractor over. Space and plumbing for integrated dishwasher. Double glazed window to front aspect, two double glazed windows to side aspect, 2 radiators, LVT flooring, upgrading internal half glass door to utility room, storage cupboard with power.

#### UTILITY ROOM

6' 2" x 5' 2" (1.88m x 1.57m) Matching to the kitchen matt grey eye level, base and drawer units with roll edge work surface. Space and plumbing for integrated washer/dryer. UPVC obscure double glazed door to rear, cupboard housing wall mounted boiler (under manufacturers guarantee), upgraded glass door to kitchen, radiator, LVT flooring.

#### CLOAKROOM

Fitted with white low level WC and pedestal wash hand basin. LVT flooring, radiator, extractor fan.

### FIRST FLOOR

#### LANDING

Double glazed window to rear aspect, fitted carpet, storage cupboard over stairs, access to loft via hatch, radiator.

#### MASTER BEDROOM

18' 5" x 10' 5" (5.61m x 3.17m) Double glazed windows to front and side aspects, fitted carpet, radiator.

#### EN-SUITE

7' 2" x 3' 11" (2.18m x 1.19m) White suite comprising of low level WC, pedestal wash hand basin and shower cubicle with mains shower. Obscured double glazed window to front aspect, radiator, vinyl flooring, extractor fan, part tiled walls.

#### BEDROOM TWO

10' 5" x 9' 2" (3.17m x 2.79m) Double glazed windows to front and side aspects, fitted carpet, radiator.

#### BEDROOM THREE

9' 2" x 8' 0" (2.79m x 2.44m) Double glazed window to side aspect, fitted carpet, radiator.

#### BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) White suite comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Obscure double glazed window to front, vinyl flooring, part tiled walls, extractor fan, radiator.

### EXTERIOR

#### GARDEN

To the Front: Attractive shingle enclosed with a shrub border, block paved steps leading to Storm Porch. Access to rear via two side gates, one located to the back right corner with the other to the left. Tall double gates to driveway and garage, security lighting.

To the Rear: Commencing with raised patio enclosed with a sleeper border, step down to artificial grass. Block paved driveway leading to garage to back of the garden with tall double gates to the front. Outside tap, security lights, courtesy door to garage.

#### GARAGE

Up and over door, courtesy door to garden, power and lights.

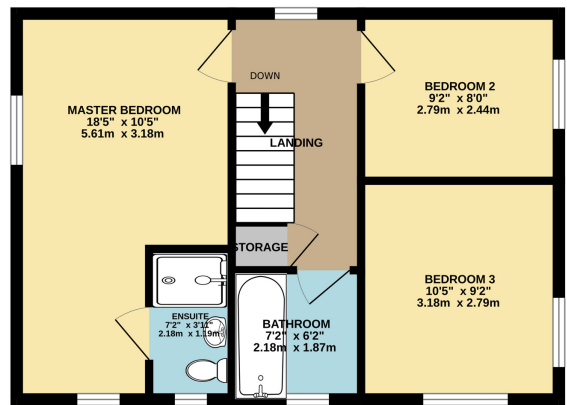
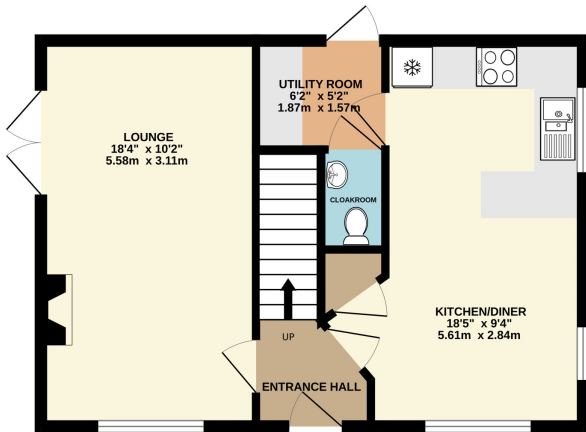


# FLOORPLAN & EPC



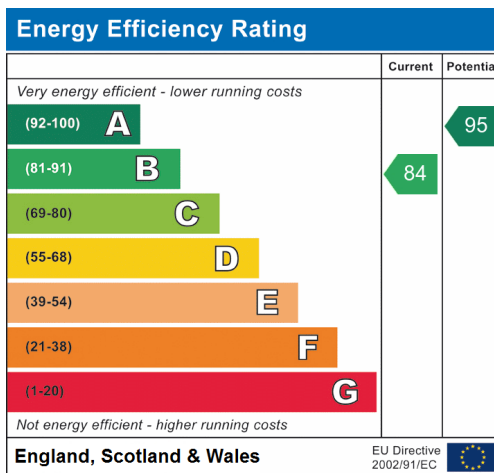
GROUND FLOOR

1ST FLOOR



HUDSON WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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