



**Emma Girling Close, Hadleigh, Ipswich, IP7 6FH**

**welcome to**

## **Emma Girling Close, Hadleigh, Ipswich**

This well-presented, detached, three storey home boasts six bedrooms, a kitchen/diner, a utility room, a ground floor cloakroom, a 1st floor en suite, a 2nd floor bathroom, a garage and off street parking. COMPLETE ONWARD CHAIN!

### **Entrance Hall**

Wood effect flooring, one radiator and an understairs storage cupboard.

### **Cloakroom**

Wood effect flooring, one radiator, low level WC, a corner wash hand basin and extractor fan.

### **Kitchen/Diner**

Wood effect flooring, double glazed bay window to the front, a further double glazed window to the rear, one radiator, space for an American fridge/freezer and dishwasher, eye and base level units in white with black granite effect worktop surfaces, an integrated oven with induction hob and extractor hood, a one and a half bowl sink plus drainer and chrome mixer tap.

### **Utility Room**

Wood effect flooring, eye and base level units in white with wood effect worktop surfaces, space for a washing machine and a door to the garden.

### **Lounge**

Carpet flooring, one radiator, double glazed window to the front, French doors to the rear and TV point.

### **First Floor Landing**

Carpet flooring, one radiator and an airing cupboard.

### **Master Bedroom**

Carpet flooring, one radiator, double glazed window to the rear, a built in wardrobe and a door to the en suite.

### **En Suite**

Wood effect flooring, one radiator, double glazed window to the rear, low level WC, wash hand basin, a corner shower and extractor fan.

### **Bedroom Two**

Carpet flooring, double glazed window to the rear and one radiator.

### **Bedroom Five**

Carpet flooring, double glazed window to the front and one radiator.

### **Bedroom Six**

Carpet flooring, double glazed window to the front and one radiator.

### **Bathroom**

Wood effect flooring, one radiator, double glazed window to the front, low level WC, wash hand basin, part tiled walls, a bath with shower attachment and glass screen.

### **Second Floor Landing**

Carpet flooring and Velux window.

### **Shower Room**

Wood effect flooring, double glazed window to the front, one radiator, low level WC, wash hand basin, a corner shower and extractor fan.

### **Bedroom Three**

Carpet flooring, Velux window to the rear, a further double glazed window to the front and one radiator.

### **Bedroom Four**

Carpet flooring, Velux window to the rear and one radiator.

### **Outside:**

#### **Front Garden**

A block paved driveway to the side, providing off street parking for two vehicles, a side access, access to the garage, a pathway to the front door, two meter cupboards, a lawned area, a stoned area and a further wraparound lawned area.

#### **Rear Garden**

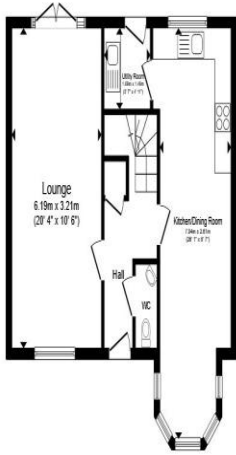
A raised patio seating area, a lawned area, a fenced off bin store area, steps down to a further lawned area, a summer house, shrubs and a side access,

#### **Summer House**

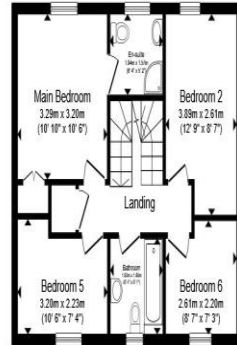
French doors to the garden, power and wood effect flooring.

#### **Garage**

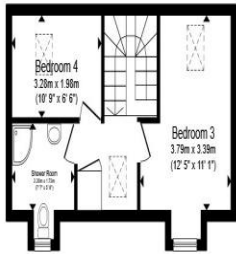
An up and over door, power and a door to the garden.



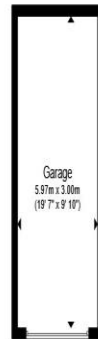
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 152.0 m<sup>2</sup> (1,636 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](http://www.propertybox.io)



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**Emma Girling Close,**  
**Hadleigh, Ipswich**

- Complete onward chain
- Six bedrooms
- Kitchen/diner
- Ground floor cloakroom, 1st floor en suite & 2nd floor bathroom
- Utility room

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£410,000**



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Property Ref:  
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**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**