

Connells

Timperley Road
Hadleigh Ipswich

Timperley Road
Hadleigh Ipswich IP7 6HE

for sale offers in excess of
£240,000







Property Description

Situated in the heart of the ever-popular market town of Hadleigh, this extended four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living. Beautifully presented throughout, the property boasts generous reception space, a well-appointed kitchen/dining area and four well-proportioned bedrooms, providing ample room for growing families, those working from home or anyone seeking flexible living space. The extension has further enhanced the accommodation, creating a home that is both practical and inviting. Outside, the property enjoys attractive outdoor space ideal for relaxing and entertaining, while the layout and size of the home make it a fantastic long-term family purchase.

Hadleigh is highly regarded for its charming high street, independent shops, cafes, pubs and excellent local amenities. The town benefits from well-regarded schools, a strong sense of community and easy access to both Ipswich and Sudbury, making it an ideal location for commuters whilst retaining a welcoming Suffolk market town atmosphere. Surrounded by beautiful countryside walks and nearby villages, Hadleigh offers the perfect balance of convenience and rural lifestyle.

Entrance Hall

Double glazed entrance door, fitted carpet with a hard wearing door mat inset, useful under stairs storage cupboard and carpeted staircase rising to the first floor.

Cloakroom

Fitted with a low-level w/c and vanity wash hand basin with mixer tap, heated towel rail, lino flooring and a double glazed window to the front aspect.

Sitting Room

A comfortable living space featuring fitted carpet, radiator, ceiling fan with light and bespoke fitted shelving. Open access through to the kitchen/dining area.

Kitchen/Dining Room

Well-appointed with a range of matching cream gloss wall and base units complemented by tiled splash backs and work surfaces. Inset stainless steel one-and-a-half bowl sink with drainer and mixer tap, space for a Range master-style cooker with extractor hood over, intergrated dishwasher and fridge freezer. Lino flooring, radiator, pendant lighting and double glazed French doors opening onto the rear garden.

Utility Room

Fitted worktop with space and plumbing beneath for a washing machine and tumble dryer, lino flooring, pendant light, double glazed window to the front and excellent additional storage space.

First Floor

Landing

Fitted carpet and pendant light.

Bedroom Four

Double glazed window to the rear, radiator, fitted wardrobe and pendant light.

Bedroom Three

Double glazed window to the front, radiator and fitted cupboard housing the wall-mounted boiler, which the vendors advise was replaced in May 2025.

Family Bathroom

Comprising a low-level w/c, vanity wash hand basin with mixer tap and an L-shaped bath with rainfall shower and hand held attachment over. Tiled walls, lino flooring, radiator and double glazed window to the rear.

Second Floor

Landing

Fitted carpet, radiator and loft access via ladder. The loft is insulated.

Principal Bedroom

A generous main bedroom with double glazed window to the rear, fitted carpet, ceiling fan with light and a useful wardrobe alcove with hanging rails.

En-Suite Shower Room

Fitted with a low-level w/c , vanity wash hand basin with mixer tap and a tiled shower enclosure with rainfall shower head and hand held attachment. Additional features include a shaving point and lino flooring.

Bedroom Two

Double glazed window to the front, radiator, fitted wardrobe, ceiling fan and light.

Outside

Front Garden

Enclosed by timber fencing and designed for ease of maintenance with shingle areas and pathway leading to the front door. Outside lighting, external power socket tap and a storage shed to remain.

Rear Garden

Beautifully landscaped and fully enclosed, offering a large granite patio seating area, fitted BBQ station and attractive white shingle borders. A step leads to the lawned garden, with a pathway providing access to the rear gate. Outside lighting, power points and a water tap complete this fantastic outdoor space.

Workshop / Outbuilding

Accessed via a PVC door and benefiting from power, lighting and fitted workbenches. An ideal workshop, hobby room or potential home office.

Agent Note

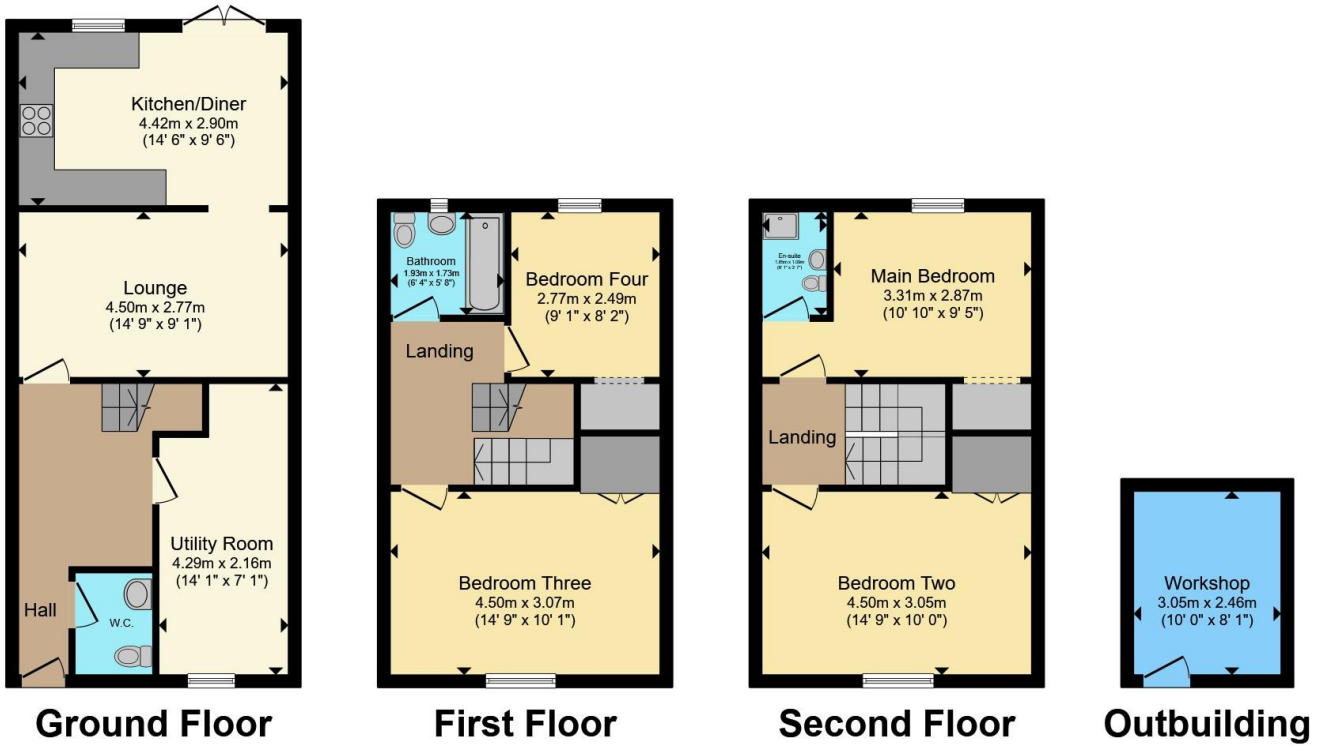
The vendors have advised us that the Electrical safety inspection was completed 2025 and (lasts for 10 years).

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 118.0 m² (1,270 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

Connells

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6 Princes Street
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EPC Rating: B

Council Tax Band: B

view this property online connells.co.uk/Property/ICH313430

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.