



21 Glanville Road, Hadleigh

Ipswich, IP7 5SQ

Guide Price £450,000

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Hadleigh, Ipswich

This stunning and beautifully presented four-bedroom detached home is so much more than a place to live; it is a home that has been loved, tended and thoughtfully designed. From the moment you arrive, there is a real sense of the care that has gone into creating a welcoming family home, with generous living space inside and a truly special garden beyond.

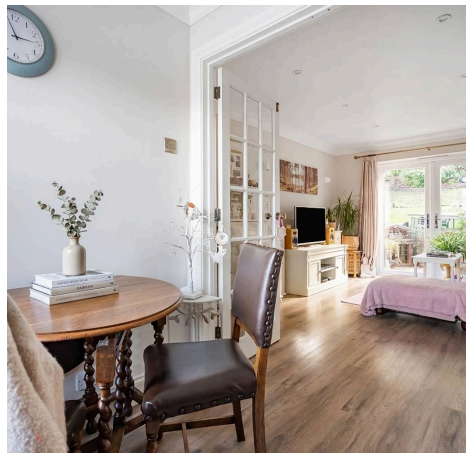
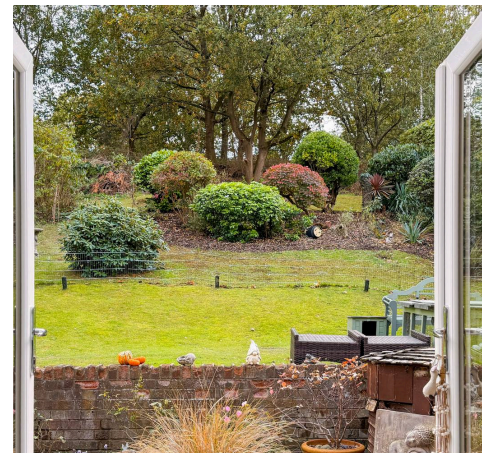
Set within a popular residential development in the market town of Hadleigh, the property offers well-proportioned and flexible accommodation, including a kitchen/breakfast room, living room, dining room, office, cloakroom, four bedrooms, family bathroom and ensuite shower room, together with a single garage incorporating a utility area. The property has been finished with great attention to detail, including antique bronze fittings, traditional radiators throughout, ornate coving and ceiling roses throughout.

Porch & Hallway

The porch opens into an inviting hallway, with a useful storage cupboard, staircase rising to the first floor and doors to the main ground-floor rooms.

Living & Dining Rooms

The living room provides a lovely place to relax, with French doors opening onto the rear garden and double doors leading through to the front-facing dining room. Together, these rooms create a natural flow for everyday family life as well as entertaining.



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Kitchen/Breakfast Room

Positioned at the rear of the house, the kitchen/breakfast room offers a bright and welcoming space with a lovely outlook over the garden, the perfect setting for starting the day with a morning coffee and preparing family meals. It is fitted with a ceramic sink, including a water filter tap and softener beneath, inset into a range of work surfaces, cupboards and drawers, matching wall-mounted units and a full-height storage cupboard, with two spaces for a fridge/freezer. Integrated appliances include a Neff oven with a separate warmer, four-zone induction hob and a Bosch dishwasher. The room also benefits from a pantry. French doors open into the garden, whilst a half-glazed side door opens to the side of the property.

Office

The office offers valuable flexibility for home working or study. Separate from the main living areas, it provides a quiet and dedicated space to focus during the day, allowing work and family life to remain comfortably apart. It would equally suit use as a hobby room, playroom or snug.

Ground Floor Cloakroom

The ground-floor cloakroom is a practical addition for family life and visiting guests, and is fitted with a WC, Bali bowl wash basin with a vintage storage unit below, a heated towel rail, and an automatic sensor light.



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Landing

Upstairs, the landing gives access to all four bedrooms, the family bathroom, and access to the boarded loft with shelf storage via a ladder. With a window facing the front, the landing feels as light and airy as the rest of the home.

Principal Bedroom & Ensuite

The principal bedroom looks to the front and benefits from an ensuite shower room with a WC, wall-mounted wash basin and shower enclosure.

Bedrooms Two, Three & Four

Bedrooms two and three enjoy views over the rear garden, with bedroom two also featuring a generous walk-in wardrobe. Bedroom four is positioned to the front.

Family Bathroom

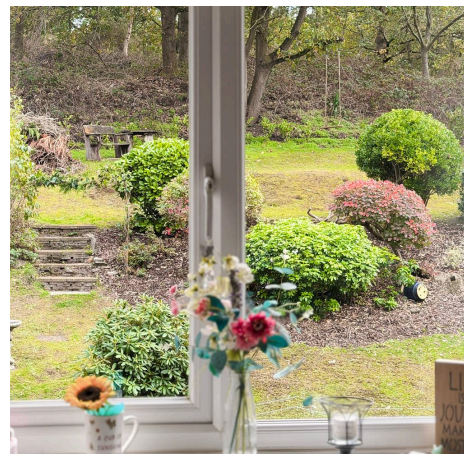
The family bathroom is fitted with a WC, Bali bowl wash basin with a wooden cabinet beneath, panelled bath, separate shower enclosure and heated towel rail/radiator. A clear-glazed window overlooks the garden, offering a lovely view of the treetops and sky while relaxing in the bath.

Garage

The garage incorporates a practical utility area to the rear with water and drainage connected.

Outside

The front garden is attractively laid to lawn, with mature shrubs, a small tree and a shingle pathway leading to the front door and two rear access gates.



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The driveway provides off-road parking for one vehicle and leads to the single garage. With the potential to create a second parking spot.

Rear Garden

The rear garden is a truly captivating feature, which compliments the home. Landscaped and immaculately kept, it offers a generous seating area and a versatile summerhouse, together an ideal space to relax, dine or entertain family and friends. Steps rise to a sloping lawn, framed by a wonderful variety of mature shrubs, plants and trees, with clipped hedging completing the setting.

From its elevated position, the garden enjoys views over the rooftops of Hadleigh and towards the countryside beyond. It is a space that feels both peaceful and uplifting, and one that reflects the thought, care and affection that has been poured into this much-loved home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

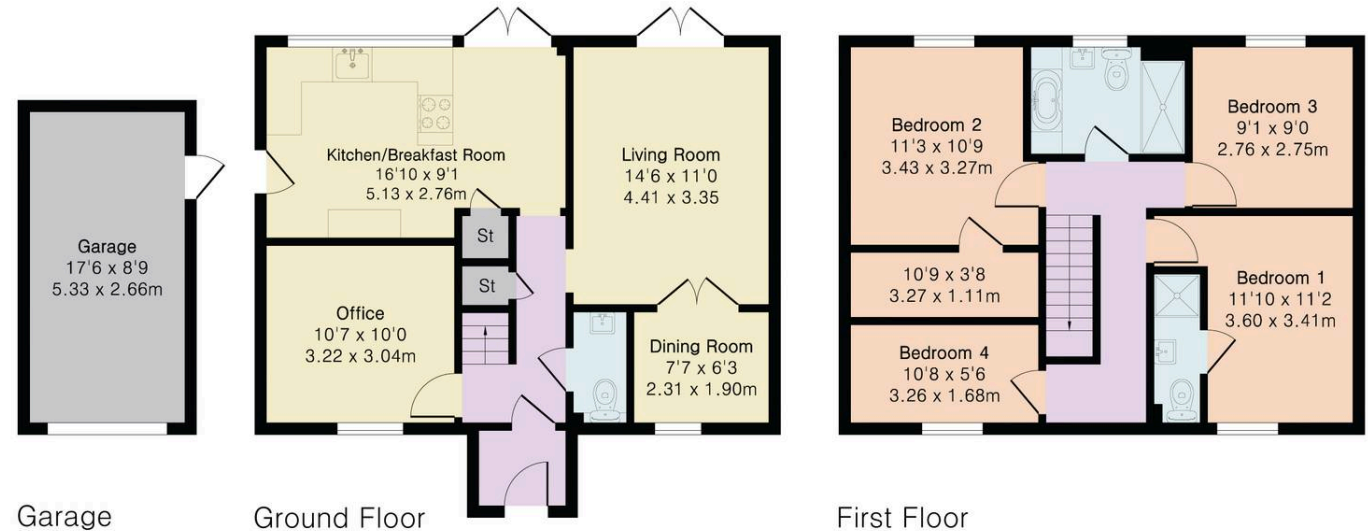
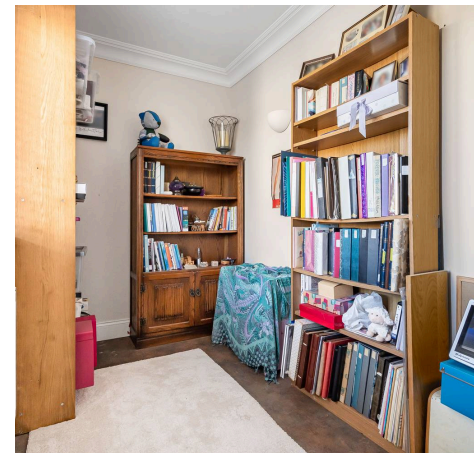
EPC Environmental Impact Rating: D

Approximate Gross Internal Area 1217 sq ft - 113 sq (Excluding Garage)

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 597 sq ft – 55 sq m

Garage Area 153 sq ft – 14 sq m



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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