



Benton Street, Hadleigh, Ipswich, IP7 5AR

welcome to

Benton Street, Hadleigh, Ipswich

This delightful, Grade II listed, two bedroom cottage is situated just a short walk from Hadleigh Town Centre and benefits from a large lounge/diner, a fully fitted kitchen, a modern 1st floor wet room, an impressive master bedroom and a private rear garden. NO ONWARD CHAIN!

Agents Notes:

*Section 21- this vendor is a connected person to William H brown Estate Agents.

*Grade II listed

*Timber frame construction

*The furniture in this property can be included in the sale, subject to separate negotiation.

Lounge/Diner

Stunning, open plan lounge with a solid wood front door to entry, double glazed window to the front, stone flooring, under floor heating throughout, a fireplace with gas fire installed, cabinets, a storage cupboard, a boxed in TV, wall hung lights, TV point, an understairs storage cupboard, down lighters, exposed beams and supports, a glass balustrade leading to the staircase to the 1st floor and frosted glass leading to the kitchen, allowing in ample natural light.

Kitchen

Long, sweeping, L shaped kitchen with ample storage space, stone flooring, under floor heating in parts, eye and base level units in cream with walnut effect worktop surfaces, a black circular sink plus drainer and standalone chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a fridge, freezer and washing machine, a gas fired boiler, a feature clad wall, double glazed stable doors leading to the garden, a fitted wine rack, frosted glass leading to the lounge and an internal window to the lounge.

First Floor Landing

Double glazed window to the side, carpet flooring, spotlights, exposed beams and supports.

Master Bedroom

Double glazed window to the front, with countryside views down Ravens Way, one radiator, an airing cupboard, carpet flooring, exposed beams and supports, down lighters and loft hatch.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

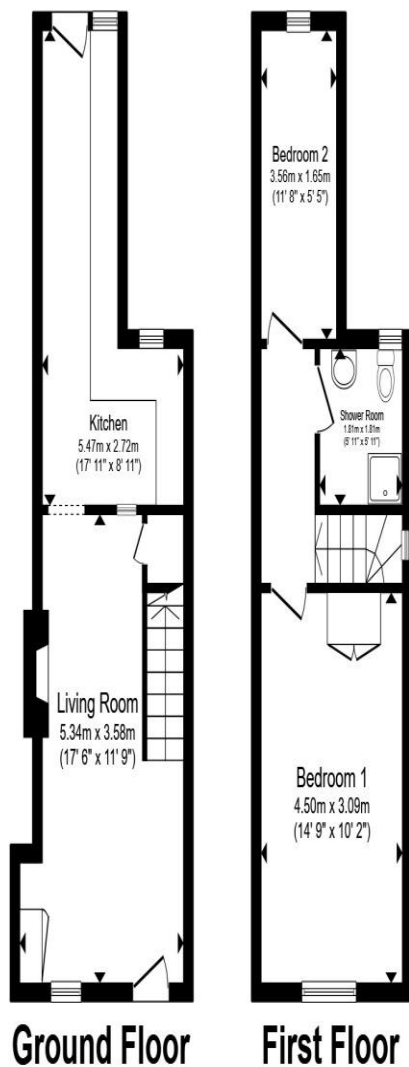
Wet Room

A fitted shower, stone effect flooring, fully tiled walls, wash hand basin with chrome mixer tap, enclosed WC, chrome heated towel rail, spotlights, extractor fan and frosted double glazed window to the rear.

Outside:

Rear Garden

Fully enclosed rear garden with a right of way leading to the front of the property, fitted lighting, a large, block paved seating area, an outside tap, a raised decking area to the rear, Acer trees, raised flower beds, mature borders, a shed and a lopped tree. This garden is relatively un-overlooked and benefits from the afternoon sunshine.



Total floor area 57.9 m² (623 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



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Benton Street,
Hadleigh, Ipswich

- No onward chain
- Grade II listed two bedroom cottage
- Large lounge/diner with gas fire
- Fully fitted kitchen
- Impressive master bedroom with countryside views

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£250,000



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Property Ref:
IPS121600 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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