



1 CROSS MALTINGS

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AH



An impressive four bedroom former maltings conversion, arranged over three floors to provide spacious living accommodation, together with a single garage, off road parking and a garden to the rear. All situated just off the southern end of Hadleigh High Street.

The property benefits from exposed timbers, gas fired radiator heating and double glazed windows throughout.

As you enter the property, onto the first floor, there is a hallway with a staircase down to the ground floor, staircase up to the second floor and a latched door to a versatile reception room, which has a window to the rear overlooking the gardens, timber features, landing overlooking the ground floor sitting room and door to bedroom 1, which has a window to the front, two built-in wardrobes and a door to an en-suite shower room.

On the ground floor, there is a lobby with an under stairs storage cupboard and doors to the cloakroom, sitting room and kitchen/dining room, which has windows to the front and comprises a stainless steel sink unit inset into worksurfaces with a range of units above and below, integrated Bosch double oven, four burner hob with extractor above, space and plumbing for washing machine and dishwasher and space for undercounter fridge and freezer.

The sitting room has a window to the rear overlooking the garden and French doors overlooking and leading out to the same, brick fireplace with storage to each side and feature brick wall.



On the second floor, there is a spacious landing with Velux window, cupboards housing the gas fired boiler and hot water cylinder and doors to three double bedrooms and the family bathroom, which has a white suite comprising a panelled bath with shower over, wc and wash basin.

Outside, next to the property there is a single garage and off road parking for 2/3 vehicles and a pathway leading to the rear garden, which has a paved terrace with steps leading up to a lawned area with a pathway leading to a garden shed.

Guide Price - £500,000

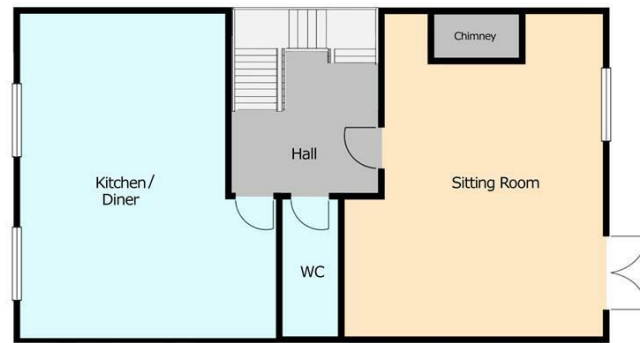
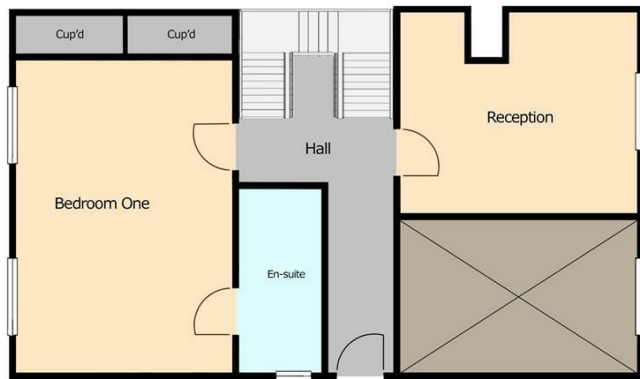
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	