



59 BENTON STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AR



A three bedroom detached house with kitchen/breakfast room, large sitting/dining room, garden room, utility, ground floor cloakroom, shower room and a first floor bathroom, together with a detached single garage, two off road parking and private rear gardens. All located just a short walk from Hadleigh High Street. With its proximity to the town centre, schools, and shops, it provides the perfect blend of convenience, community and comfort.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen/breakfast room, cloakroom and sitting/dining room, which has twin windows to the front, fireplace housing an electric fire and double doors leading to the garden room, which has sliding patio doors overlooking and leading out to the rear gardens. The kitchen/breakfast room has windows to the front and side and comprises a stainless steel sink unit inset into a range of worksurfaces with cupboards and drawers below, matching wall mounted cupboards, space for cooker and space for fridge/freezer. Also on the ground floor there is a utility area and a shower room.

On the first floor the landing has access to the roof space, deep shelved airing cupboard housing the hot water cylinder and gas fired boiler and with doors to the bedrooms and bathroom. Bedroom 1 has twin windows to the front and a built-in wardrobe.



Bedroom 2 has windows to the front and side and a built-in wardrobe and bedroom 3 has a window to the rear and a built-in wardrobe. The bathroom has a coloured suite comprising a panelled bath with shower attachment, low level wc and wash basin.

Outside, to the front there is a small garden bounded by low red brick walling, with a paved driveway to the side leading to a detached single garage. To the rear, the gardens are laid mainly to lawn with a variety of mature plants and shrubs. All bounded by a mixture of red brick walling and fencing providing a good degree of privacy.

Guide Price - £330,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D





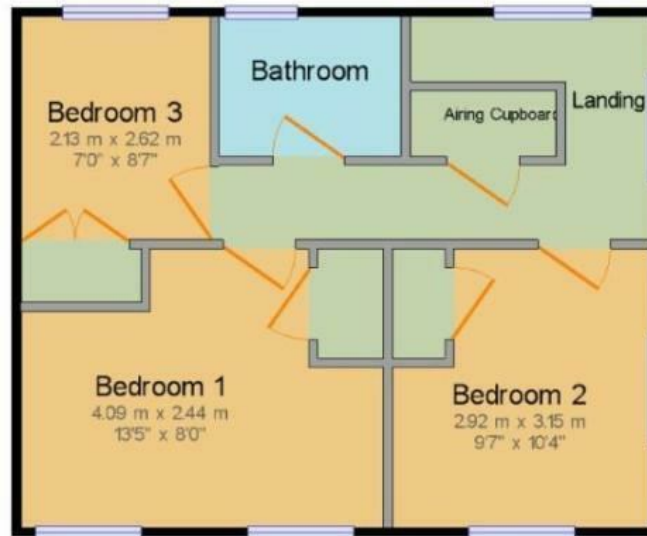
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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, 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			
(69-80) C			75
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1st Floor



Ground Floor