



3 CROSS MALTINGS

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5AH



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

The property has been finished to an exceptionally high standard and benefits from original exposed timbers, gas fired radiator heating and double glazing throughout.

A composite door leads to an entrance hall with a staircase rising to the first floor and doors to the cloakroom and open plan kitchen/living room, which has dual aspect windows to the front and rear and French doors leading out to the garden, partly vaulted ceiling and gas feature fireplace with oak bressumer. The kitchen comprises a stainless steel sink inset into a range of Corian work surfaces with cupboards and drawers below, two integrated ovens, four burner hob with extractor above, integrated dishwasher, water softener and space for American style fridge/freezer.

On the first floor, there is a part galleried landing with a staircase rising to the second floor and doors to bedroom 2 and further sitting room, which overlooks the ground floor and has a Juliet balcony to the rear overlooking the garden. Bedroom 2 has a window to the front, built-in wardrobes and a door to an en-suite shower room.



On the second floor, a further galleried landing with velux solar powered window with remote control. Bedroom 1 has two windows to the rear, built-in wardrobe and airing cupboard. Bedroom 3 has a window to the front and a built-in wardrobe. The bathroom comprises wc, wash basin, panelled bath and shower enclosure.

Outside, there is a garage in a separate block with parking in front for 2/3 vehicles and footpath provides access to rear garden.

The rear garden is laid mainly to lawn with flower and shrub borders and a paved terrace.

Guide Price - £599,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E

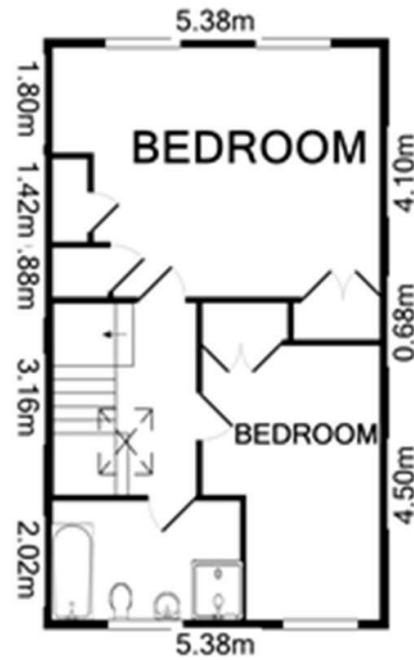




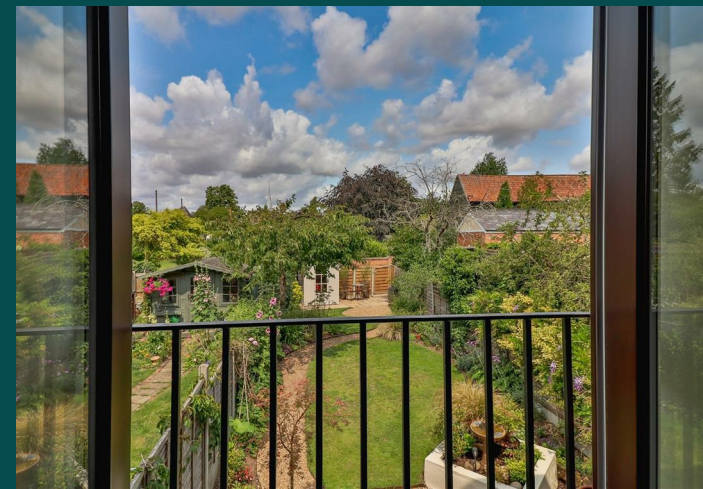
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	