



4 QUEEN STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5DZ



A substantial four/five bedroom Grade II listed Victorian town house arranged over three floors with a garage/workshop, off road parking and a garden to the rear. All situated just off Hadleigh High Street.

As you enter the property, there is a lobby with doors to the hallway and drawing room, which has a sash window to the front and a fireplace housing a wood burning stove. The hallway has a staircase rising to the first floor and doors to the cloakroom, kitchen/dining room and sitting room, which has two sash windows to the rear overlooking the gardens and a Victorian cast iron fireplace. The kitchen/dining room has a pitched ceiling and has full height windows and French doors overlooking and leading out to the gardens and comprises a Butler sink inset into range of solid oak work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated fridge and dishwasher, Range style oven and American style fridge/freezer. There is also a tanked and plastered basement cellar with a 6ft 3ins ceiling height, window, work surfaces, storage cupboards, integrated freezer, electric heater and strip lighting. On the first floor, there is a part galleried landing with a staircase rising to the second floor and doors to bedrooms 1, 4 and 5. Bedroom 1 has a sash window to the front and a door to an en-suite luxury bathroom and bedroom 4 has a sash window to the rear, door to an en-suite bathroom and a door to bedroom 5/dressing room.



On the second floor, there is a part galleried landing with a sash window to the front and doors to the 2 remaining bedrooms and the shower room.

Outside, to the right, there is a covered parking area, which leads to the single garage/workshop and then onto the rear garden, which is laid to a mixture of paved terraces, patio and artificial lawn with a brick built boiler/utility room housing the gas fired boiler and lagged hot water tank and with space and plumbing for washing machine and tumble dryer.

Guide Price - £685,

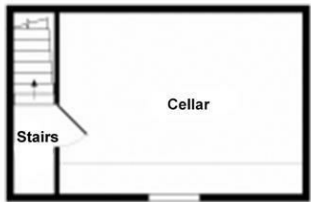
Additional Information

Tenure: Freehold

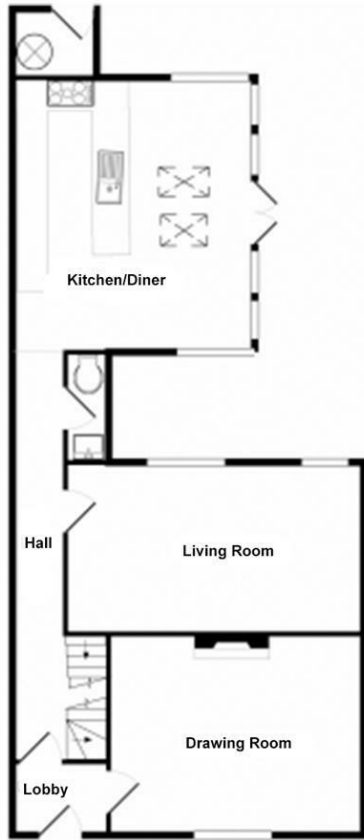
Local Authority: Babergh District Council

Council Tax: F

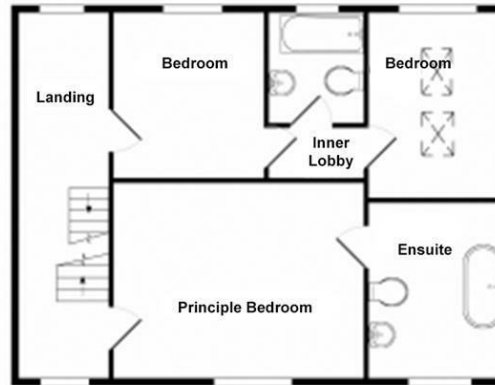




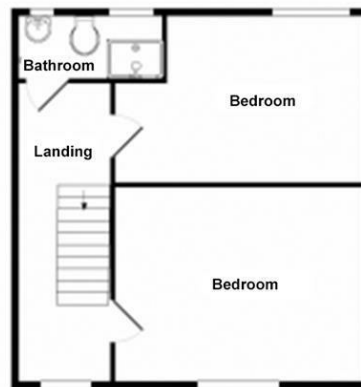
BASEMENT LEVEL



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			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	