



15 STATION YARD

FROST & PARTNERS

15 STATION YARD

HADLEIGH, IPSWICH | SUFFOLK | IP7 5TG



A beautifully presented four bedroom three storey town house, forming part of an imaginative development on the former Wilsons Corn Mill site, including kitchen, sitting/dining room, ground floor cloakroom and conservatory, together with family a bathroom and en-suite shower room on the first floor and a further en-suite shower room on the second floor. All situated close to the centre of town and with a courtyard garden and double cart lodge.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen, cloakroom and sitting/dining room, which has a window to the front and French doors to the rear overlooking and leading out to the courtyard garden. The kitchen comprises a ceramic sink unit inset into a range of work surfaces with cupboards and drawers, matching wall mounted cupboards, range of integrated appliances including; mid-height double oven, four burner gas hob with extractor over, dishwasher and washing machine, space for fridge/freezer, cupboard housing the gas fired boiler and French doors leading through to the conservatory, which has windows to the rear overlooking the gardens and French doors leading out to the same. There is also a cloakroom on the ground floor.

On the first floor, there is a landing with doors to bedrooms 2 and 3 and the family bathroom.

Bedroom 2 benefits from an en-suite shower room and French doors with a Juliet balcony overlooking the courtyard garden and bedroom 3 benefits from an extensive range of built-in wardrobes.



On the second floor, there is a landing with access to a boarded loft, doors to bedroom 4 and bedroom 1, which benefits from Velux roof lights, built-in wardrobes and an en-suite shower room.

Outside, there is a rear courtyard garden, which is set on two levels and laid to stone with some attractive mature shrub borders. All bounded by brick walling with a side gate leading out to the double cart lodge garaging and parking area.

Guide Price - £425,000

Additional Information

Tenure: Freehold

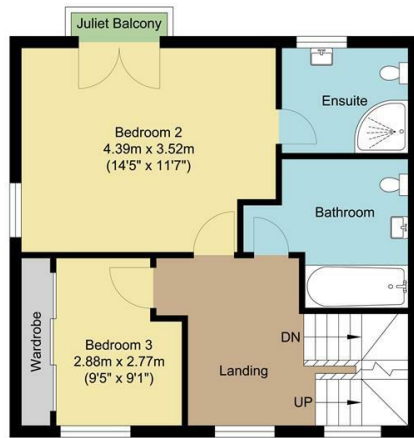
Local Authority: Babergh District Council

Council Tax: E

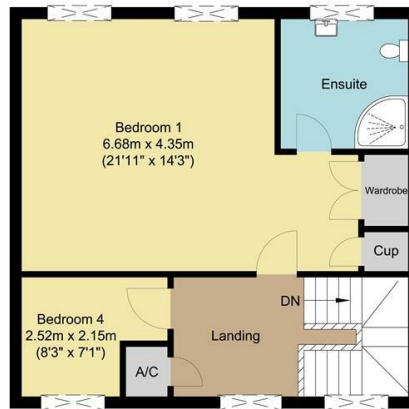




Ground Floor
Approximate Floor Area
585.01 sq. ft.
(54.35 sq. m)



First Floor
Approximate Floor Area
467.36 sq. ft.
(43.42 sq. m)



Second Floor
Approximate Floor Area
467.36 sq. ft.
(43.42 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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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	72	
(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	