



96 ANGEL STREET

FROST & PARTNERS

# 96 ANGEL STREET

HADLEIGH, IPSWICH | SUFFOLK | IP7 5DD



An impressive and beautifully presented 3 bedroom period house with sitting room, open plan kitchen/diner, ground floor cloakroom and first floor bathroom, together with a private walled garden and off road parking for three vehicles. All situated just a short walk from the High Street.

A solid oak door leads into the open plan kitchen/diner, which has windows to the front and side, double doors overlooking and leading out to the rear garden, staircase rising to the first floor and exposed ceiling timbers. The kitchen has been fitted to a high standard and comprises an acrylic sink inset into a range of solid oak work tops and an extensive range of cupboards and drawers, under stairs storage cupboard, built-in cloaks cupboard and a range of high quality integrated appliances including; hide and slide oven, combi oven/microwave, induction hob with extractor above, fridge/freezer, washer/dryer and dishwasher. The sitting room has a window to the front, exposed timbers and an inglenook fireplace housing a coal effect gas stove.

On the first floor, there is a landing with doors to the bedrooms and bathroom, exposed timbers and a large wardrobe/storage area. Bedroom 1 has a window to the front, vaulted ceiling, exposed timbers, two built-in wardrobes either side of the chimney breast, with two further cupboards above, access to roof space and fireplace with coal effect gas stove.



Bedroom 2 has a window the rear overlooking the garden and exposed timbers and bedroom 3 has a window to to the front and exposed timbers. The bathroom has a window to the side and has been fitted with a high quality white suite.

Outside, to the front, there is a low maintenance garden, laid to tiles. The rear garden is also of a low maintenance nature, laid to tiles with attractive brick beds containing various shrubs and a palm tree. All bounded by fencing and brick walling with a gate leading to a gravel standing, providing off road parking for 3 vehicles.

Offers Over - £475,000

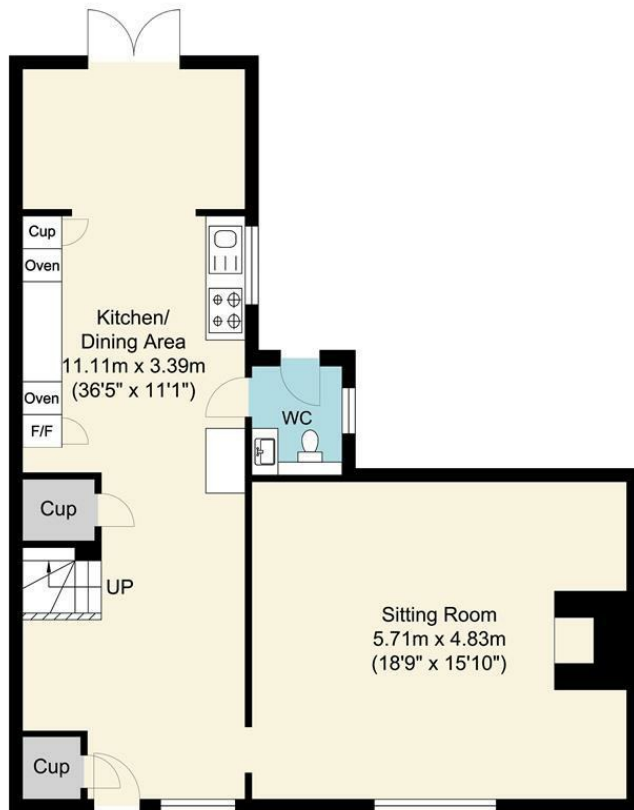
### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D





Ground Floor  
Approximate Floor Area  
735.39 sq. ft.  
(68.32 sq. m)



First Floor  
Approximate Floor Area  
707.51 sq. ft.  
(65.73 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.