



94 ANGEL STREET

FROST & PARTNERS

# 94 ANGEL STREET

HADLEIGH, IPSWICH | SUFFOLK | IP7 5DD



A beautifully presented three bedroom cottage with character and period features. The property includes a kitchen/diner, sitting room, conservatory, utility room with WC, and a first-floor bathroom, along with charming gardens, a detached garage/office, and off-road parking. All of this is set on a popular street, just a short walk from the town centre.

The cottage's exterior render has been newly updated, enhancing its curb appeal. Inside, the addition of new flooring and fresh interior decoration further elevates the home's charm and style.

Upon entering, you are welcomed by a hallway with exposed wall timbers and a staircase leading to the first floor. The sitting room opens to the kitchen/diner and features a fireplace with a wood-burning stove and exposed wall and ceiling beams. The kitchen/diner is equipped with a Butler sink, integrated oven with hob and extractor fan, integrated dishwasher, American-style fridge/freezer, and a pantry. A door leads to the conservatory, which offers views of the rear garden and easy access to the outdoor space. A side lobby connects to the utility room/WC, equipped with a sink, storage, space for a washing machine, a gas-fired boiler, and a WC.

Upstairs, the landing leads to the bedrooms and bathroom. The spacious main bedroom has a built-in wardrobe. Bedroom two features exposed wall studs and a built-in cupboard, while bedroom three retains original features like exposed wall studs and floorboards. The family bathroom includes a white suite with a panelled bath, overhead shower, WC, and wash basin.



Outside, the front garden is neatly laid with gravel and enclosed by a wrought iron fence. The rear garden showcases a charming cottage-style layout with mature shrubs, fruit trees, and a brick pathway that leads to the detached garage/office. Additionally, there is off-road parking for one vehicle in front of the garage.

Note: Planning permission granted for single storey extension.  
REF: DC/19/04112

Guide Price - £400,000

### Additional Information

Tenure: Freehold

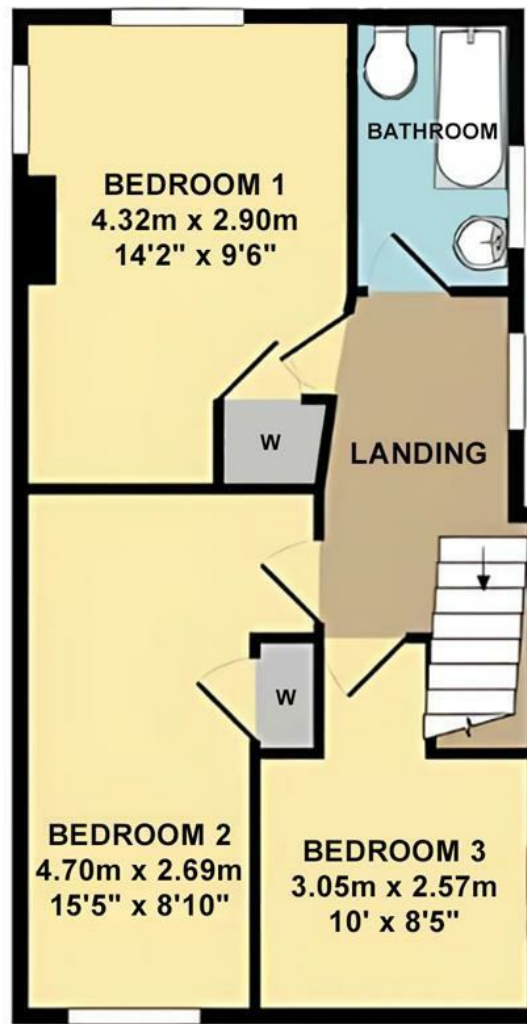
Local Authority: Babergh

Council Tax: D





Ground Floor



1st Floor



# FROST & PARTNERS

**Frost & Partners**

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

**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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	