



www.hizzyproperty.co.uk



hizzy
property

32 Bridge Street, Hadleigh, IP7 6DB

Guide price £425,000

About the property

A characterful 3 bedroom period cottage with a great view of the Cricket meadow and a short walk to the High Street. The property forms part of Bridge Street's attractive street scene and this part of Hadleigh is particularly picturesque.

This beautiful cottage which according to its Grade II listing dates from the 17th Century is predominantly timber framed with a much later extension to the rear. The cottage offers generous living space and a good deal of period charm with plenty of exposed beams and a wonderful Inglenook fireplace. The property also has favourable ceiling height on both floors, upstairs due to the impressive crown post ceiling.

The present owners have undergone a refurbishment programme since 2018 which includes a full re-wire, new heating system with combination boiler, new kitchen and bathroom, "Vermont" wood burning stove with a top plate in the Inglenook fireplace, a stylish "Neville Johnson" Oak staircase with glass balustrade and new rendering to the outside.

The accommodation includes a porch, dining room, living room with fireplace, fitted kitchen with built in range cooker, separate breakfast

room with pantry, and a downstairs WC. Upstairs, there is an impressive and good sized main bedroom, a further double bedroom, bathroom with bath and a separate shower cubicle and the third bedroom which is currently part open plan with the landing. There is potential to divide this however, the current owners use it as a home office.

Outside

Outside, the pleasant garden is well maintained and mainly lawned with a nice selection of trees, shrubs and plants. A paved path winds down the garden where there is an attractive paved patio terrace with beautiful wisteria above. There is also a garden shed and wood store. The property has a garage to the side with power and light and a shared driveway owned by this property however, no 38 has vehicular access to their garage and pedestrian access to their rear gate. In addition, there is also fairly unrestricted 'on street' parking to the front. As with most town cottages there is a right of way access for no 28 and 30 which have pedestrian access for bins along the pathway.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///sponsors.conspired.clauses. Broadband Download Speed: up to 80 mbps and upload speed up to 20 mbps (Source Ofcom).



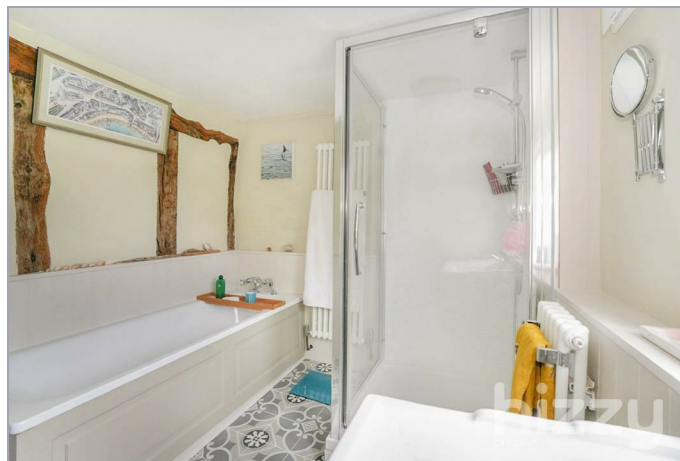


hizzy
property

- Wonderful 17th Century Period Cottage
- Three Generous Reception Rooms
- Three First Floor Bedrooms
- Garage and Driveway

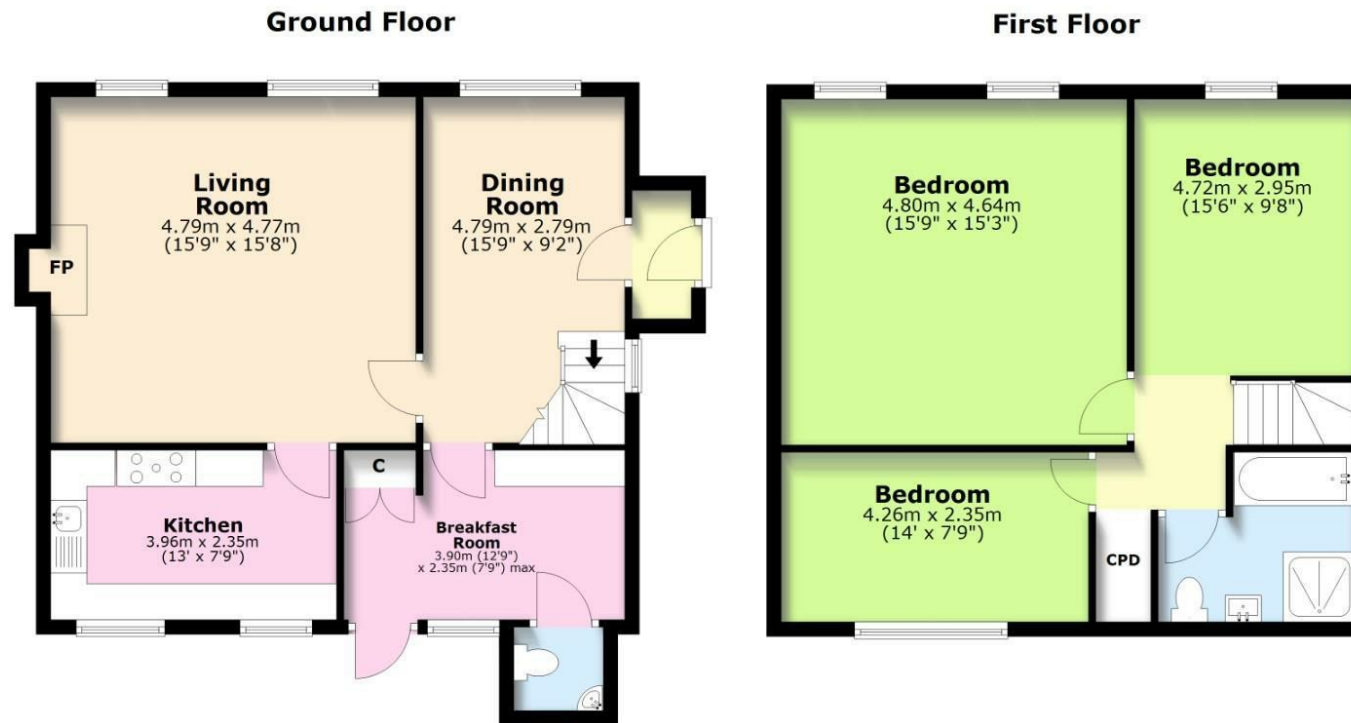
- Views over the Town's Cricket Meadow
- Large Inglenook with Wood Burning Stove
- Walking Distance to the High Street

- Subject to a Refurbishment Programme in 2018
- Period Charm with Exposed Beams
- Stunning Rear Garden





hizzy
property



Total area: approx. 123.0 sq. metres (1323.9 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101
hello@hizzyproperty.co.uk