



# 4 MALTINGS MEWS

Hadleigh | Suffolk



Chapman Stickels



# 4 MALTINGS MEWS, DUKE STREET, HADLEIGH, SUFFOLK, IP7 5DW

AN INDIVIDUAL 3-STOREY HOUSE DISCREETLY LOCATED CLOSE TO THE  
CENTRE OF HADLEIGH AND ADJACENT COUNTRYSIDE  
ABUTTING THE RIVER BRETT

Manningtree – 9 miles (London Liverpool Street from 54 minutes)

Ipswich – 10 miles (London Liverpool Street from 58 minutes)

Colchester – 13 miles (London Liverpool Street from 48 minutes)

- Entrance hall • Cloakroom • Kitchen / breakfast room • Double reception room •
- 3 bedrooms (with one ensuite) • Bathroom • Off road parking • Walled rear garden •







### The Property

Tucked away in a small bespoke development of just 11 other residential properties, 4 Maltings Mews comprises a three-storey house which was built in the mid-1980s. Occupying a corner plot to the far end of the close, the property offers a secluded position which has much appeal.

Arranged over three floors, the house offers an individual, yet pleasing layout providing a full width, double reception room which gives access onto the walled rear garden. The kitchen is fitted on three walls with worksurfaces, numerous base and eye level units and integral appliances.



The first floor offers a spacious main bedroom (with ensuite) providing sufficient space for a dressing area and full height wardrobes. The remaining bedrooms and bathroom are on the second floor, which are set in the property's distinctive oast house styled roof, with velux windows providing far-reaching views over the town and neighbouring countryside to the south.

Outside, the property offers off-road parking for two cars via a shingle drive. Immediately to the rear of the house is a delightful walled garden (south-west) which comprises areas of patio, astro turf and flower borders defined by a feature red brick wall.

### Location

Maltings Mews is located just off Duke Street, which is attractively positioned opposite the communal Toppesfield Gardens. Hadleigh town centre is conveniently located just 300 metres to the north, which offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

### EPC Rating

Current C(70). Potential B(83).

### Services

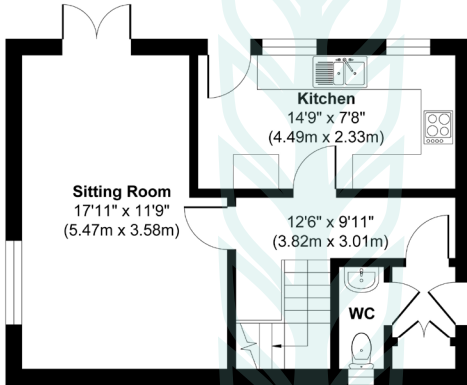
We understand all mains services are connected.

### Local Authority and Council Tax

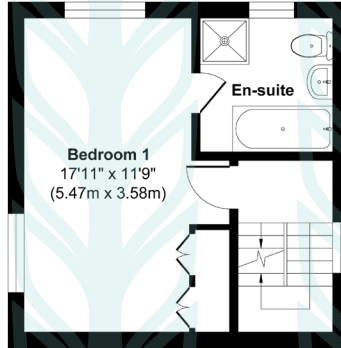
Babergh & Mid Suffolk District Council  
Band C - (2023)



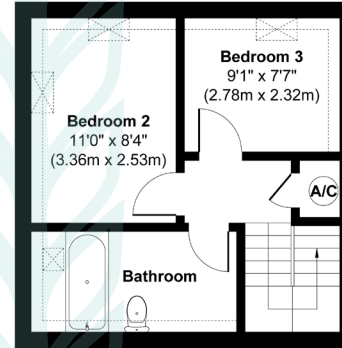
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**Ground Floor**  
Approximate Floor Area  
445 sq. ft  
(41.35 sq. m)



**First Floor**  
Approximate Floor Area  
316 sq. ft  
(29.42 sq. m)



**Second Floor**  
Approximate Floor Area  
281 sq. ft  
(26.16 sq. m)

**Approx. Gross Internal Floor Area 1042 sq. ft / 96.93 sq. m**

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

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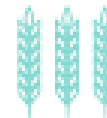
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