



VENTA
Hadleigh | Suffolk



Chapman Stickels

VENTA, PLOT 2, CORAM STREET, HADLEIGH, SUFFOLK, IP7 5NR

Hadleigh - 1.2 miles

Ipswich - 11 miles

Manningtree Station - 11 miles

- Porch • Entrance Hall • Kitchen / Dining room •
- Utility room • Sitting room • 4 double bedrooms •
- Family bathroom • 2 ensuite shower rooms •
- Triple glazing • Private gardens •
- Attached double garage • Off-road parking •
- Secluded setting •

The Property

Forming part of a small bespoke development of individually built properties, Venta has been finished to a particularly stylish and contemporary edge, and the accommodation provides a practical and pleasing layout which caters for modern, family living. Of particular note is the fabulous, open-plan rear section which comprises the inviting and comprehensively fitted kitchen / dining room, with full height sliding doors providing much natural light via the south-west rear aspect. The adjacent twin aspect sitting room offers further bi-fold doors onto the rear garden, and a fireplace housing a wood burner on a slate hearth. The principal bedrooms are set to one end of the building where bedroom one providing an ensuite bathroom and the adjacent family bathroom. The remaining accommodation offers two additional bedrooms, a further ensuite shower room and well-fitted utility room.

Located via a five-bar gate, the property offers ample off-road front parking which gives access to integral double garage which twin electric doors. Laid to lawn, the private garden extend to all sides where the principal rear garden offers a south-west facing aspect with an Indian sandstone terrace.

NEW BUILD - A SUPERB SINGLE STOREY HOME COMPLETED TO THE HIGHEST SPECIFICATION TOGETHER WITH AMPLE OFF-ROAD PARKING, DOUBLE GARAGE AND PRIVATE GARDENS ON ALL SIDES



Location

Located some 1.2 miles to the west of Hadleigh, Coram Street is a hamlet of properties of varying ages set amongst rolling countryside with close proximity to the A1071. Hadleigh itself is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools.

Services

Mains electricity, Air source heating, photovoltaic solar panels, borehole water extraction, wireless mobile charging points.

What3words: slower.stitching.operating

Local Authority and Council Tax

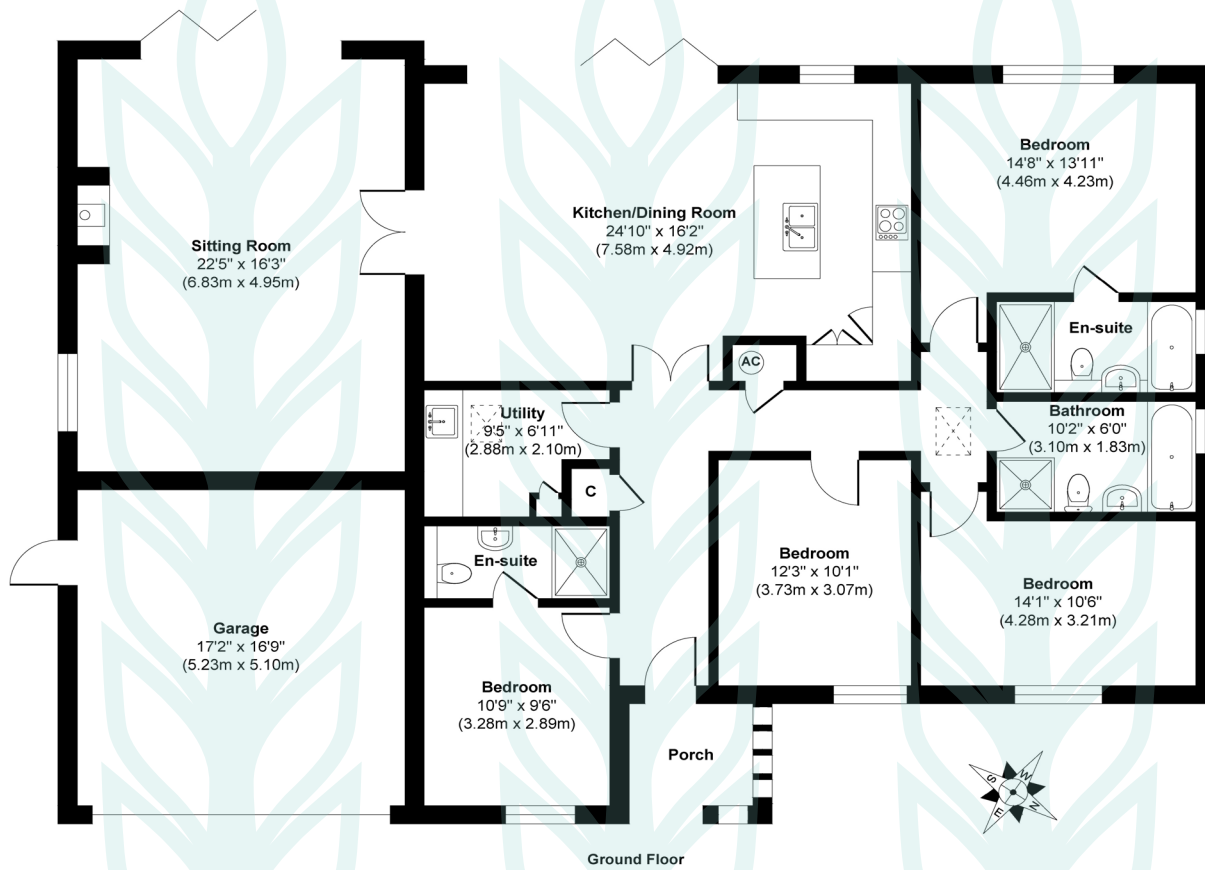
Babergh & Mid Suffolk District Council
TBA

EPC Rating

Current B(88). Potential A(104).



Plot 2, Coram Street, Hadleigh, IP7 5NR



Approx. Gross Internal Floor Area 2067 sq. ft / 191.99 sq. m (Inc Garage)



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

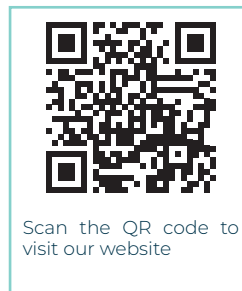
info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
visit our website

rightmove

OnTheMarket.com

Zoopla

PrimeLocation.com

IMPORTANT NOTICE
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.