



# 1 LADBROOK MEADOW

Hintlesham

| Suffolk



Chapman Stickels

# 1 LADBROOK MEADOW, DUKE STREET, HINTLESHAM, SUFFOLK, IP8 3RU

Hadleigh – 4 miles  
Ipswich – 6 miles  
Manningtree – 10 miles

- Reception hall • Kitchen • Living / dining room • 3 bedrooms •
- 2 bathrooms • Private rear garden • Detached garage •

## The Property

Attractively positioned on the eastern fringe of this small bespoke development, 1 Ladbrook Meadow is an individual detached bungalow which has much appeal. The accommodation has a practical and pleasing layout, providing generously proportioned rooms. Of particular note is the impressive kitchen / dining room / living room, with vaulted ceiling giving a fabulous sense of space.

The shaker style kitchen is fitted with white quartz worktops, inset AEG induction hob with extractor over and undermount stainless steel sink with Grohe tap. Further integral appliances include Neff fridge freezer, oven, dishwasher, and washer / dryer. Similarly to the main rear bedroom, the dining / living area enjoys delightful views over the rear garden and countryside beyond.

A comprehensive range of 'mod-cons' include Amtico flooring to the hallway and reception areas, with carpets to all bedrooms. All bathrooms are fitted with Roca white sanitaryware, further Grohe taps, thermostatic shower valves and chrome electric towel rails.

All internal doors are of oak, with polished chrome handles and all rooms are fitted with profiled skirting and architrave. LED lighting is to the kitchen and bathrooms. TV and satellite points are to all bedrooms and reception area. All external doors and casement windows are hardwood framed which are PAS 24 compliant.

Outside, the bungalow is set back in its plot forming a circular front lawn. A shingle driveway to one side provides ample off-road parking, which leads to the detached garage with power and lighting.

# AN INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW WITH OFF-ROAD PARKING, GARAGE AND A PRIVATE REAR GARDEN BACKING ONTO MEADOWLAND



The completely private rear garden is a further attribute, which comprises a rear patio of Indian sandstone and path which borders a large area of lawn. The far eastern boundary is defined by timber post and rail fencing, with far-reaching views over meadowland and countryside beyond.

#### Agents note

The open fireplace to the main reception area caters for the installation of a wood / multifuel burner. The property is covered by a 10-year Build-Zone warranty.

#### Location

Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. It has a church, school, and a public house and it is perhaps best known for the Hintlesham Hall Hotel and Golf Club. Ipswich has a wide range of facilities and amenities including a main line rail link to London's Liverpool Street Station. The beautiful Dedham Vale conservation area is within easy reach and Manningtree (approx. 10 miles via Raydon and East Bergholt) which also provides mainline access to London.

#### Services

Mains water, electricity and drainage are connected. Mitsubishi air source heat pump powering the Wi-Fi controlled underfloor heating. External power sockets and taps.

#### Local Authority and Council Tax

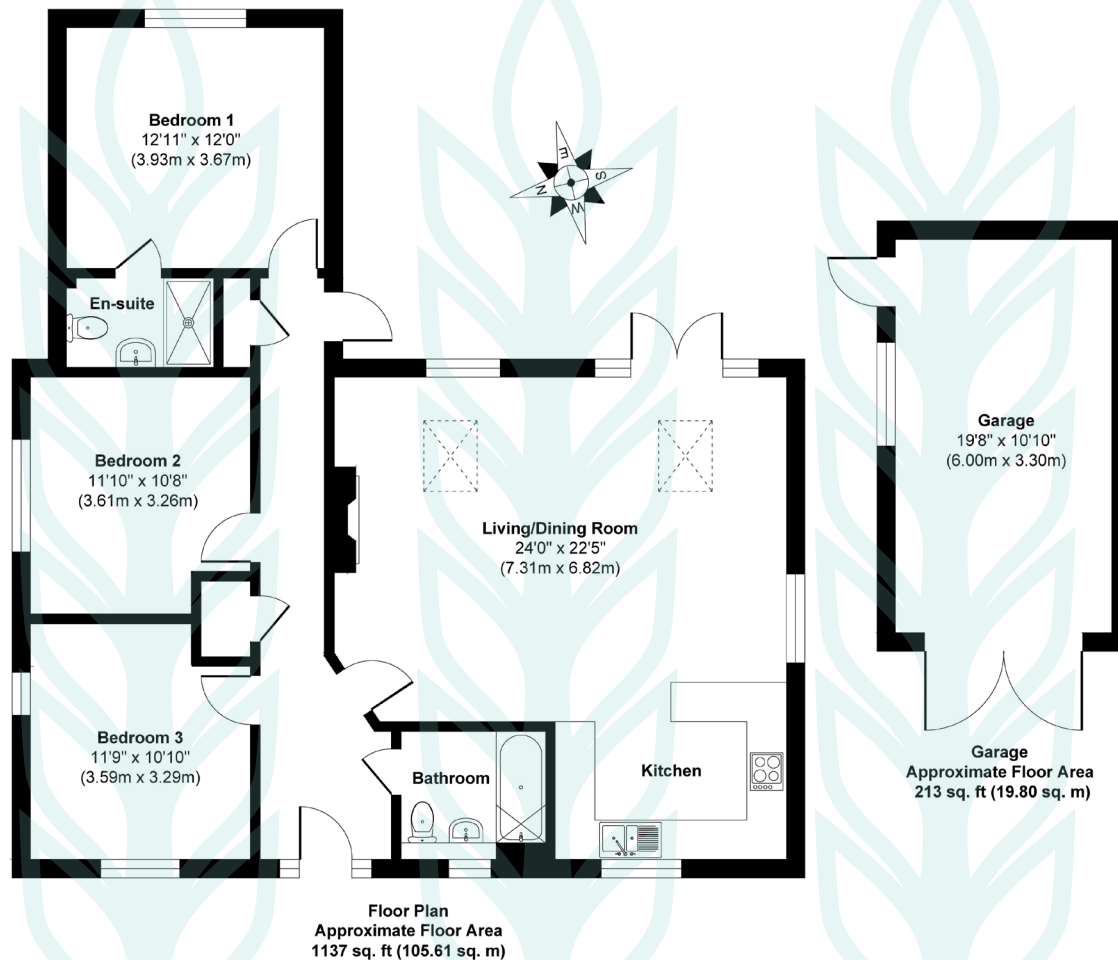
Babergh & Mid Suffolk District Council  
Band TBA

#### EPC Rating

Current B(84). Potential A(93)



# No 1 Ladbrook Meadow, Duke Street, Suffolk, IP8 3RU



**Approx. Gross Internal Floor Area 1350 sq. ft / 125.41 sq. m.(Including Garage)**

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