



COBBLESTONES

Hintlesham

| Suffolk



Chapman Stickels

COBBLESTONES, LADBROOK MEADOW, DUKE STREET, HINTLESHAM, SUFFOLK, IP8 3RU

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

- Reception hall • Kitchen / dining room • Sitting room • Study •
- Utility room • 4 Bedrooms • 3 bathrooms • Dressing room •
- Integral garage • South facing rear garden •

The Property

Cobblestones is an imposing family house which is arguably the flagship property to this small, bespoke development of just five other properties. Covering some 2145sq.ft, the accommodation provides generously proportioned rooms with an abundance of natural light.

The rear, shaker style kitchen / dining room is fitted with white quartz worktops with inset AEG induction hob with extractor over and undermount stainless steel sink with Grohe tap. Further integral appliances include Neff fridge freezer, oven, combi microwave oven and dishwasher. The utility room provides further matching units and worksurfaces, with AEG washing machine and tumble dryer.

The full-width, twin aspect sitting room provides a further set of French doors onto the rear garden and a focal fireplace. The first floor offers four double bedrooms set either side of a welcoming and spacious central landing. Bedroom one offers a dressing room and ensuite, which is set above the integral garage.

Cobblestones provides a comprehensive range of 'mod-cons' which includes the bathrooms and cloakroom 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 bathroom. 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.

AN IMPOSING FOUR-BEDROOM DETACHED HOUSE WITH OFF-ROAD PARKING, AN INTEGRAL GARAGE AND A SOUTH-FACING REAR GARDEN



Outside, the property provides ample off-road parking via a shingle driveway with twin timber gates to the rear. The enclosed garden is landscaped with an Indian sandstone terrace and lawn, defined by a curved redbrick wall.

Agents note

The open fireplace to the sitting room will accommodate 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 to the ground floor. External power sockets and taps.

Local Authority and Council Tax

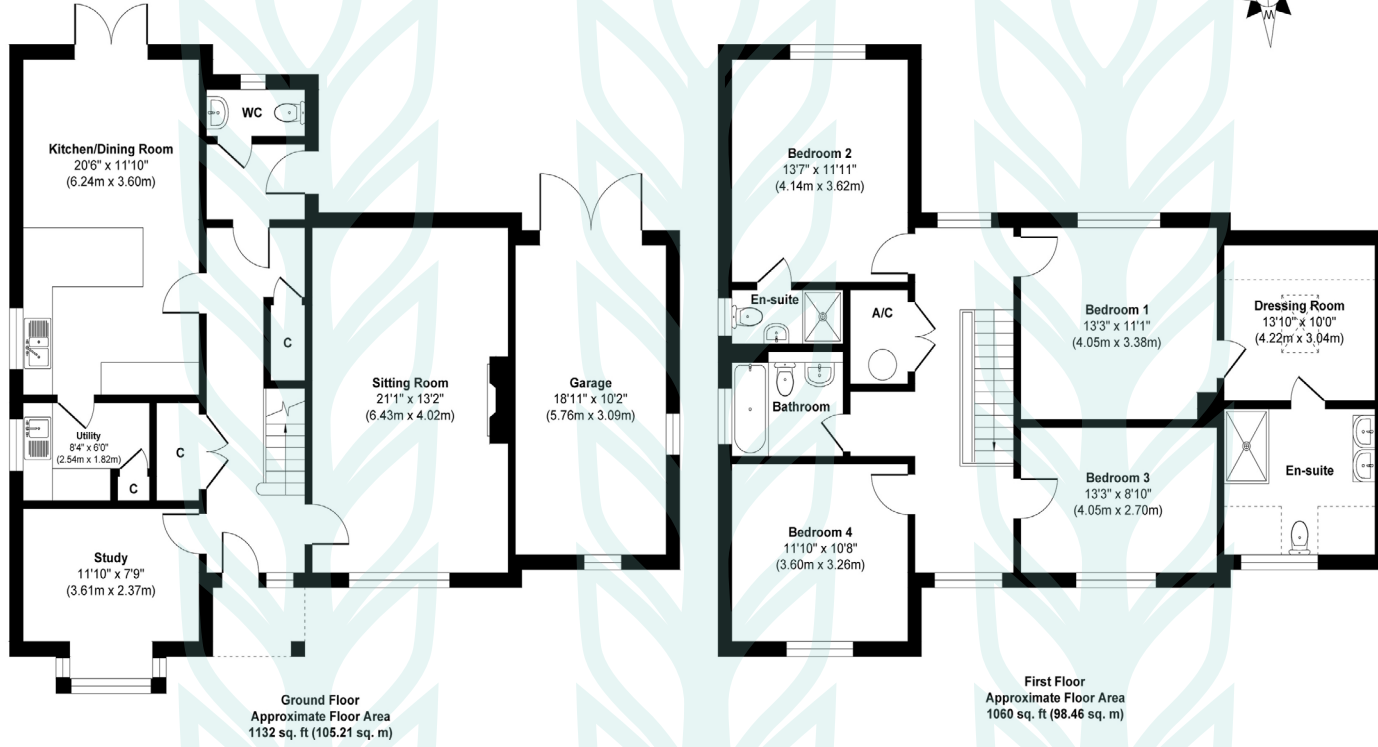
Babergh & Mid Suffolk District Council
Band TBA

EPC Rating

Current B(84). Potential A(96)



Cobblestones, Ladbrook Meadow, Duke Street, Hintlesham, Suffolk, IP8 3RU



Ground Floor
Approximate Floor Area
1132 sq. ft (105.21 sq. m)

First Floor
Approximate Floor Area
1060 sq. ft (98.46 sq. m)

Approx. Gross Internal Floor Area 2146 sq. ft / 199.36 sq. m.
(Including Garage and Excluding Under 1.5m)

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

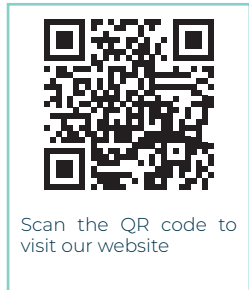
info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
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