



# 4 LADBROOK MEADOW

Hintlesham

| Suffolk



Chapman Sticks

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

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

- Reception hall • Cloakroom • Kitchen / dining room
- Living room • 2 bedrooms • 1 bathroom • Rear garden •

### The Property

Tucked away to one corner of this small bespoke development, 4 Ladbroke Meadow is an attractive two-bedroom detached house which has much individual charm. Covering some 870sq.ft, the accommodation provides generously proportioned rooms with an abundance of natural light.

The triple aspect, shaker style kitchen / dining room 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.

The full-width, twin aspect sitting room provides French doors onto the rear garden and a focal fireplace. The first floor offers two double bedrooms set either side of a welcoming and spacious central landing.

The house provides a further range of 'mod-cons' which includes the bathroom and cloakroom fitted with Roca white sanitaryware, further Grohe taps, thermostatic shower valves and chrome electric towel rail. 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.

Outside, the property provides off-road parking via a shingle driveway to the front. A pedestrian gate leads through to the enclosed rear garden with an Indian sandstone terrace leading onto an area of lawn.

## A CHARMING TWO-BEDROOM DETACHED HOUSE WITH OFF-ROAD PARKING AND A WEST-FACING REAR GARDEN



### 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

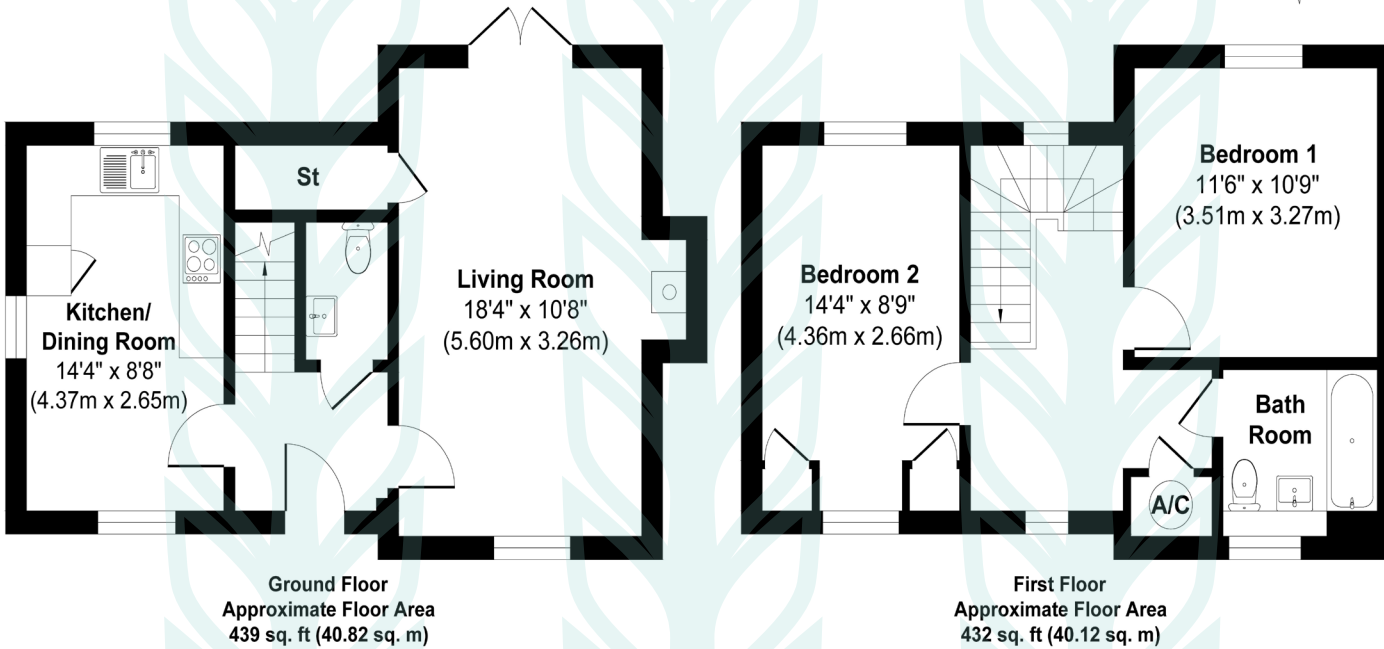
Babergh & Mid Suffolk District Council  
Band TBA

### EPC Rating

Current B(84). Potential A(96)



No 4, Ladbrook Meadow, Duke Street, Hintlesham, Suffolk, IP8 3RU



**Approx. Gross Internal Floor Area 871 sq. ft / 80.94 sq. m**  
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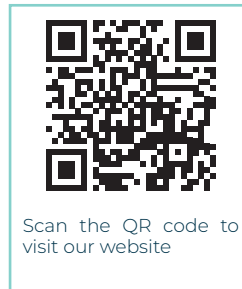
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