



# 11 MALTINGS MEWS

Hadleigh



Suffolk



Chapman Stickels

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

A UNIQUE 3-STOREY VICTORIAN TOWNHOUSE LOCATED CLOSE TO  
THE CENTRE OF HADLEIGH AND ADJACENT COUNTRYSIDE  
ABUTTING THE RIVER BRETT

Colchester – 13 miles

Manningtree – 9 miles

Ipswich – 10 miles

- Entrance hall • Two cloakrooms • Kitchen / dining room • Shower room •
- Vaulted sitting room • Three double bedrooms •
- Off-road parking • Courtyard area •







### The Property

11 Maltings Mews forms part of just 11 other conversions which are Grade II Listed as a group. Developed in the late 1980s, this individual property provides flexible accommodation covering in excess of 1,300 sq.ft.

The accommodation on the ground floor is essentially split level with the first floor, where the entrance hall with cloakroom off leads down to the kitchen / diner and sitting room. The kitchen area is defined by roll-top worksurfaces with numerous base and eye level units. Integral appliances include an inset gas hob, oven and washing machine.

The dining area leads through to a spacious sitting room, with a part glazed external door giving access to the rear courtyard area. Of particular note is the full-height vaulted ceiling, with four Velux windows providing much natural light.

The first floor chiefly consists of the main rear bedroom, which is twin aspect and is served by a shower room. A further set of stairs lead to the second floor, where a galleried landing is used as a study area. This floor provides two additional double bedrooms; the first (bedroom two) being to the rear, with further Velux windows and eaves storage to one wall. Bedroom three is to the front, with a dormer window overlooking the communal parking area.

Outside, the property provides undercroft front parking and a small courtyard area to the rear (south). Although this concludes the external space, the adjacent riverside public park (Toppesfield Gardens) is just 70 metres to the opposite side of Duke Street, as well as the adjoining riverside walks providing further public seating areas.

### Location

The property is set side on to Duke Street, which is essentially a minor country lane leading out to the small village of Lower layham. 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(72). Potential B(82).

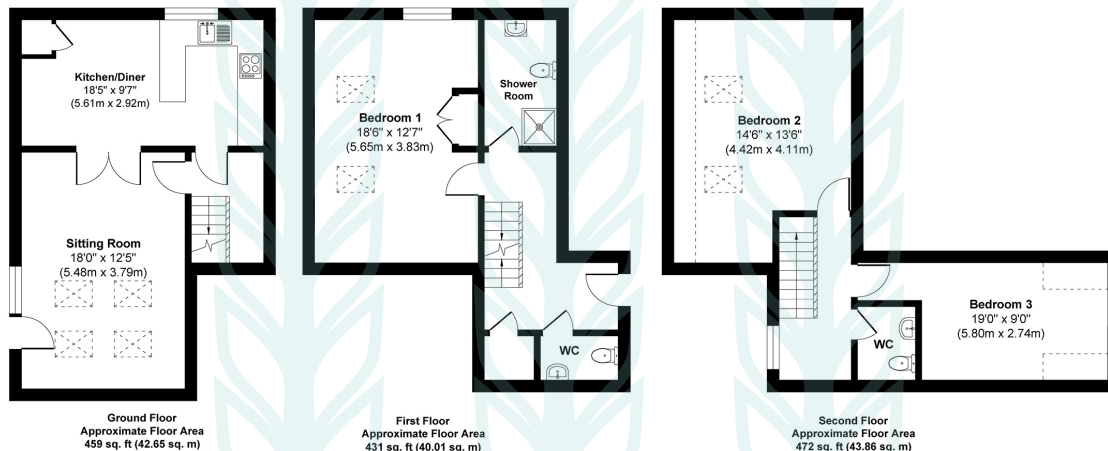
### Services

All mains services are connected. Electric controlled Velux windows.

### Local Authority and Council Tax

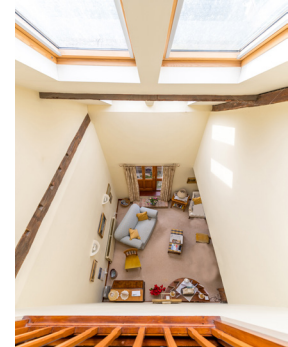
Babergh & Mid Suffolk District Council  
Band C (2024)

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**Approx. Gross Internal Floor Area 1362 sq. ft / 126.53 sq. m**

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



## Chapman Stickels

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