



ROWAN HOUSE

Hadleigh

| Suffolk



Chapman Stickels

ROWAN HOUSE, LADY LANE, HADLEIGH, SUFFOLK, IP7 6AF

CHAIN FREE – A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOUSE WITHIN WALKING DISTANCE OF THE CENTRE OF HADLEIGH WITH PARKING AND GARDEN

Ipswich - 8 miles

Manningtree - 11 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

-
- Entrance hall • Dining room • Cloakroom • Kitchen / breakfast room • Sitting room •
 - 4 bedrooms (one ensuite) • Bathroom • Garage • Off-road parking •
 - Gardens • In all, 0.2 acres (sts) •





The Property

Standing in an elevated position, in a sought after location, close to the heart of Hadleigh town centre, Rowan House is a detached family home offering generously sized accommodation throughout, built circa 1982.

A welcoming reception hall leads to the downstairs accommodation comprising a dining room, kitchen/breakfast room with integrated electric cooker and recently installed boiler (believed to have been installed 2022), cloakroom and an impressive double length sitting room with open fire. Fully glazed doors overlook the fabulous south - east facing garden to the rear.

The first floor accommodation offers a large landing area with airing cupboard and provides access to the loft space with built in ladder making it easy to use, and leads to four bedrooms and a family bathroom. All four bedrooms are of a generous size, and offer various built in wardrobes and drawer units with bedroom one also benefitting from an ensuite shower room.

Outside, the house is set well back from the road within its plot, offering a brick paved drive providing parking for several vehicles, with a single garage.

A side gate provides access to the south - east facing rear garden covering an area of approximately 0.2 acres and offering a good deal of privacy.

Location

The popular historic market town of Hadleigh is situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 miles from Colchester - all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

We understand all mains services are connected.

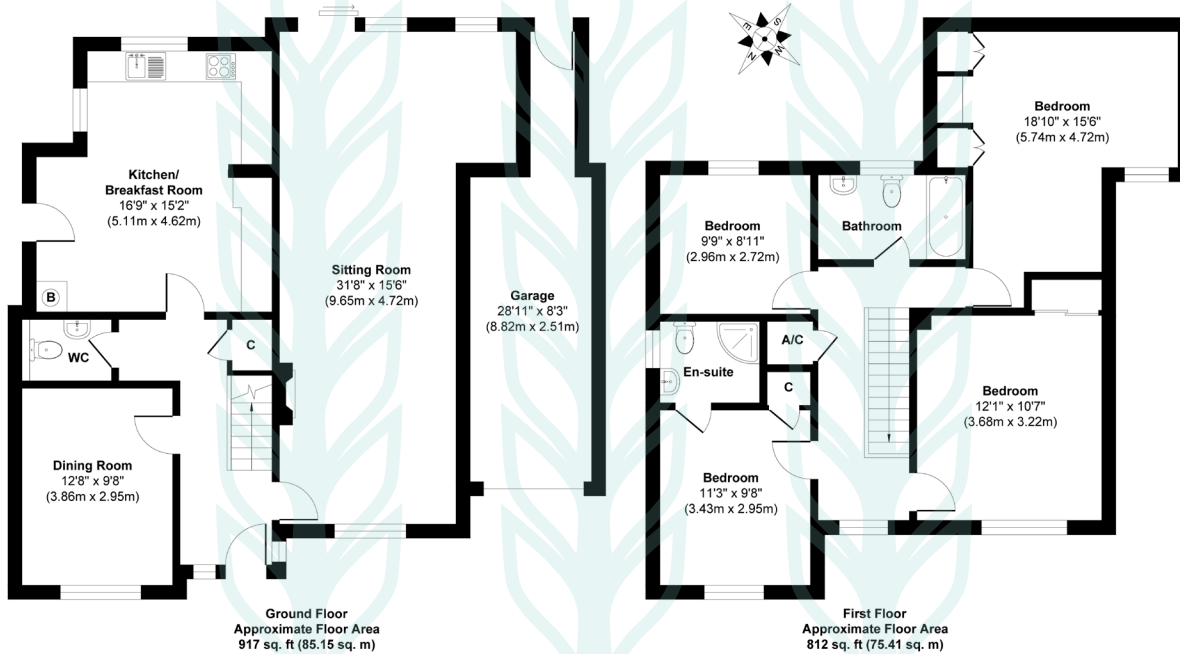
EPC Rating

Current C (69). Potential C (80).

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council.
Band E (2024)



Rowan House, Lady Lane, Hadleigh, IP7 6AF



Approx. Gross Internal Floor Area 1729 sq. ft / 160.56 sq. m.
Approx. Gross Internal Garage Area 189 sq. ft / 17.60 sq. m.
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