



JANEX

Hadleigh



Suffolk



Chapman Sticks



# JANEX, THE GREEN HADLEIGH, SUFFOLK IP7 6AE

A DETACHED CHALET BUNGALOW CONVENIENTLY LOCATED  
CLOSE TO THE HEART OF HADLEIGH

Ipswich - 8 miles

Manningtree - 11 miles

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

- Reception hall • Open plan kitchen / living / dining room • Sitting room •
- Wet room • 3 bedrooms (one en-suite) • Double garage •
- Off-road parking • Gardens •





### Property

An immaculately presented chalet bungalow offering versatile accommodation, benefitting from having been modernised and extended by the current owners to create a stylish and comfortable home.

A large, welcoming entrance hall leads to the modern accommodation comprising a sitting room with a large bay window allowing plenty of natural light, and a gas coal effect fire, marble hearth and wood surround. Further to this there are two double bedrooms and a wet room, and towards the rear of the property lies a stunning open plan kitchen / living / dining space. The kitchen offers an extensive range of base and eye level units, combined with granite effect worktops, integrated induction hob and double oven and a fully tiled floor. The dining / living space offers an easy, relaxed feel with glazed doors overlooking the well kept rear garden.



From the hall, a staircase leads to the principle suite offering wooden floors, velux windows, a walk-in wardrobe and en-suite bathroom of generous size with separate shower and attractive roll top bath.

Outside, the property is nestled well within its plot with an attractive area of garden frontage and a brick paved drive offering off road parking for several vehicles, with iron gates keeping the rear garden private. The property also benefits from a double garage with potting shed attached. The fully enclosed rear garden is of a generous size, with sun terrace and decking areas, ideal for enjoying Al Fresco dining throughout the warmer months.

### 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 that all mains services are connected.

**Local Authority and Council Tax Band**  
Babergh with Mid Suffolk District Council  
Band C

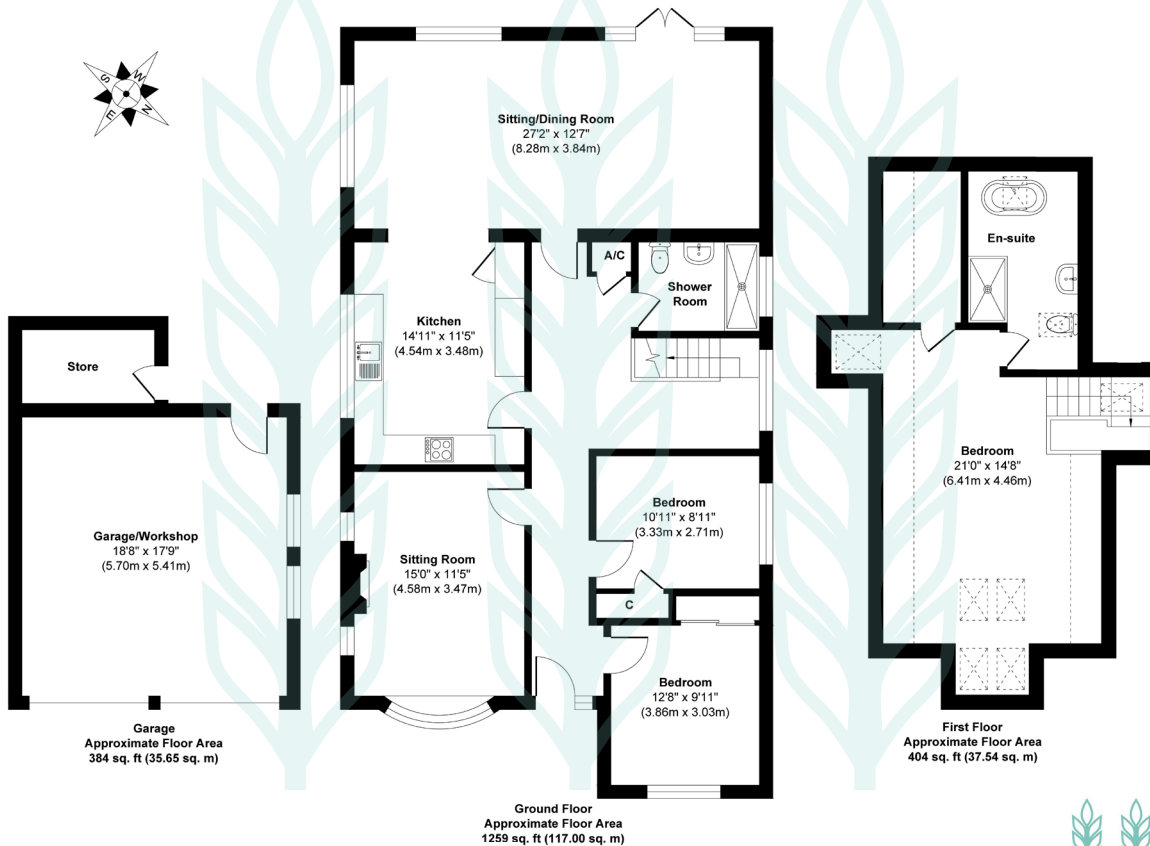
### EPC Rating

Current C(71), Potential B(82).





# Janex, The Green, Hadleigh, IP7 6AE



## Chapman Stickels

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 visit our website



rightmove

PrimeLocation.com

OnTheMarket.com

Zoopla



**IMPORTANT NOTICE**  
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.