



3 CHURCH STREET

Hadleigh

| Suffolk



Chapman Stickels

3 CHURCH STREET, HADLEIGH, SUFFOLK, IP7 5DT

Ipswich – 9 miles
Manningtree – 9 miles
Colchester – 14 miles

- Sitting room • Kitchen / dining room • Cloakroom •
• Cellar • Three bedrooms (1 En-suite) •
• Family bathroom •

The Property

One of two terraced townhouses, believed to date from the 17th Century. The houses are being brought to market following extensive renovations and enjoy a wealth of period features, yet with a contemporary twist.

From sought after Church Street, through the front door, lies a cosy sitting room featuring an attractive bay window and open fireplace with flue and a large understairs cupboard providing plenty of storage, with doorway leading to an inner hall with access to the wine cellar with light and power connected, and the cloakroom benefitting from attractive tiling, WC, hand basin, and a heated wall - mounted towel rail. Beyond this to the rear of the house lies a spacious open-plan kitchen/dining/living room fitted with a stylish, contemporary kitchen offering solid wood worktops with base and eye level units and fitted with integrated appliances. The dining and living area is a pleasing and relaxed space which provides plenty of natural light with access to the secluded south facing courtyard garden with a useful outbuilding via glazed French doors.

On the first floor, a landing space provides access to bedrooms 1 and 3, and the fully tiled family bathroom with bath, shower, WC, hand basin, and underfloor heating with heated wall-mounted towel rail. Bedroom 1 has a stunning vaulted ceiling with exposed timbers and a library ladder provides access to the gallery above which offers a perfectly cosy 'reading nook'.

CHAIN FREE - A STUNNING CONVERSION OF A GRADE II LISTED TOWN HOUSE LOCATED CONVENIENTLY IN THE HEART OF HADLEIGH



A further staircase leads to the second floor accessing bedroom 2, offering an en-suite shower room, with under floor heating, WC and hand basin with a heated wall-mounted towel rail.

Location

Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 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

Mains gas, electric and water are connected. Broadband Cat6 cabling installed.

Local Authority and Council Tax Band

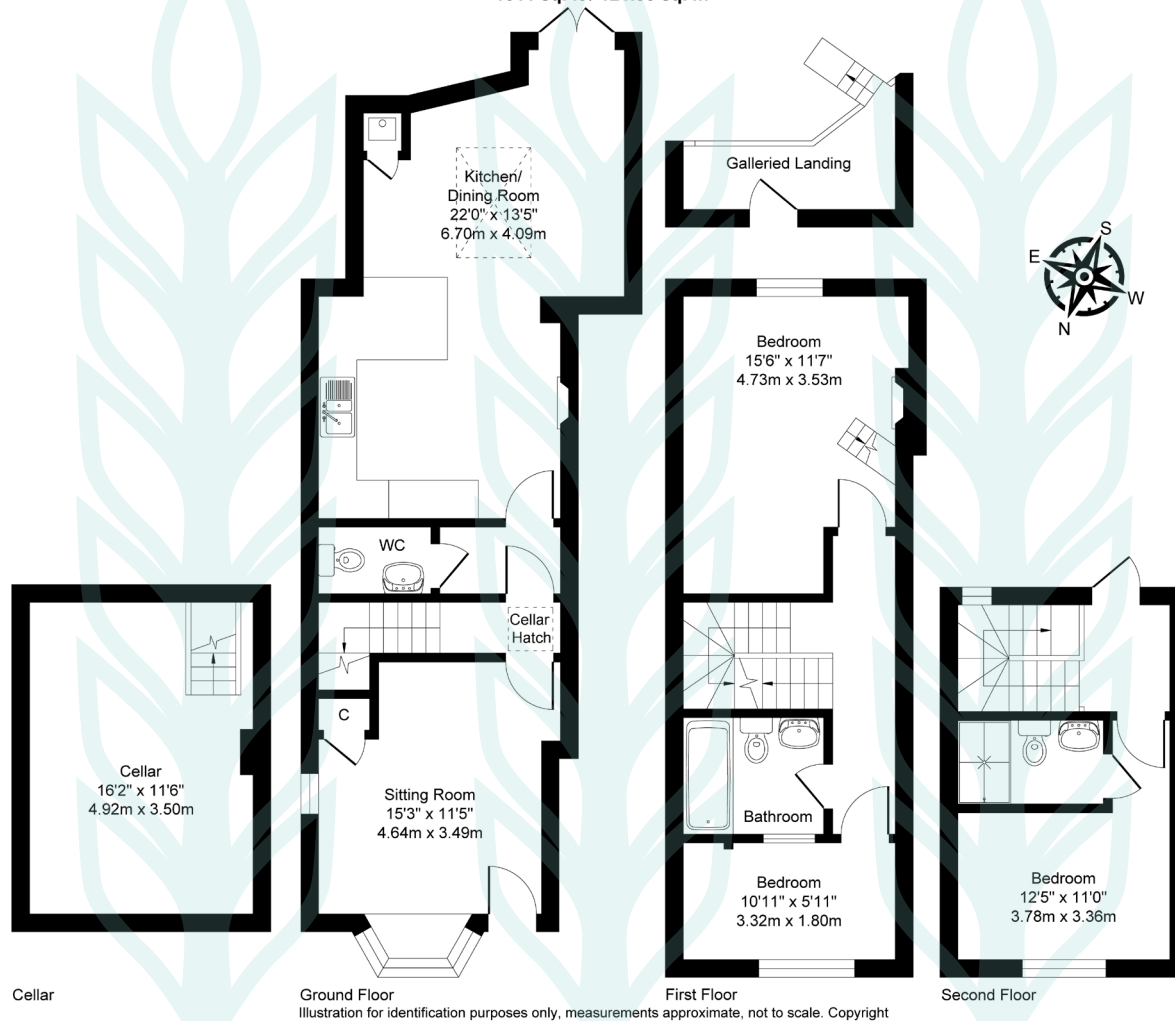
Babergh with Mid Suffolk District Council.
Band C 2024



3 Church Street, Hadleigh, IP7 5DT

Approximate Floor Area (Including Cellar)

1311 sq. ft / 121.85 sq. m



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



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