



# BIRCHLANDS

Hadleigh | Suffolk



Chapman Sticks



# BIRCHLANDS LADY LANE HADLEIGH IP7 6AR

Ipswich - 8 miles  
Manningtree - 10 miles  
Colchester Mainline Station - 15 miles

- Reception hall • Sitting room •
- Open plan kitchen / dining / living room • Dining room •
- Study • Cloakroom • Four bedrooms (two en-suite) •
- Family bathroom • Garden • Off road parking •

## The Property

Birchlands is a substantial detached family home offering a comfortable and practical layout set centrally within its plot, conveniently located close to the heart of Hadleigh town centre.

A spacious and inviting reception hall with attractive oak flooring leads to the comfortable ground floor accommodation comprising a large triple aspect sitting room which enjoys an inset wood burner with attractive oak bressummer above. To the rear of the house lies a stunning open plan kitchen/dining/living room fully fitted with modern handle-less eye and base level units and oak worktops, to include an island unit and integrated Neff appliances such as double oven with microwave, dishwasher and washing machine.

The versatile downstairs accommodation also includes a separate dining room, a study, and a cloakroom with plenty of storage.

On the first floor, a spacious landing provides access to an airing/storage cupboard and loft, with four generously sized bedrooms benefitting from built in wardrobes. Bedrooms 1 and 2 benefit further from en-suite bathrooms, and the fully tiled family bathroom enjoys a large free standing bath tub with shower and heated towel rail.

Outside, Birchlands sits centrally within its plot and offers a gravel drive providing parking for several vehicles and three lawned areas surrounded by wooden borders. To the rear of the house, lies a large sun terrace wrapping around the entirety of the house creating a sociable space to enjoy during the warmer months, combined with a lawn surrounded by an attractive array of various trees and plants, set within a wood border.

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





### Location

The popular historic market town of Hadleigh is situated about 8 miles from Ipswich, 10 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 (71). Potential B (82).

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band E (2024)





# Birchlands, Lady Lane, Hadleigh, IP7 6AR

Approximate Floor Area  
Main House - 2286 sq. ft / 212.37 sq. m

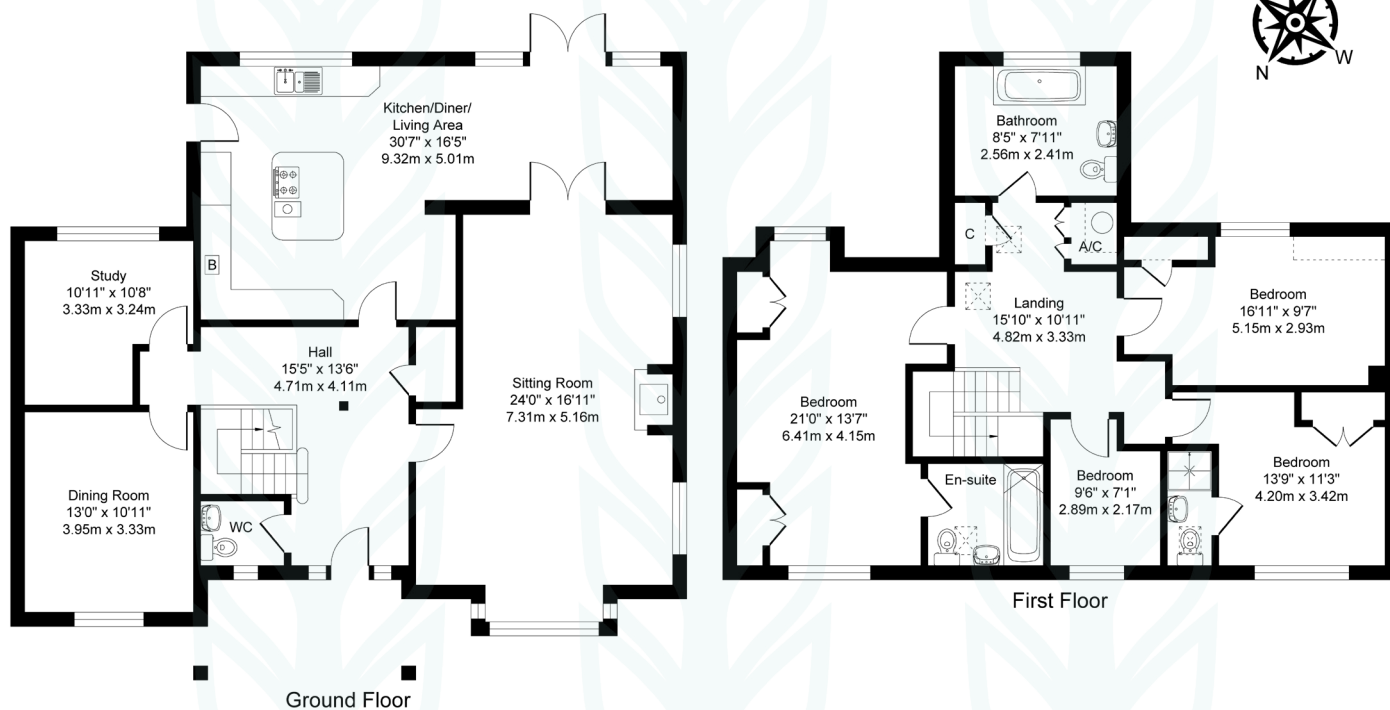
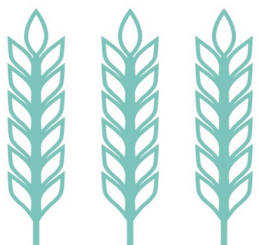


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