



42 BENTON STREET

Hadleigh | Suffolk



Chapman Sticks

42 BENTON STREET HADLEIGH IP7 5AT

CHAIN FREE - A DETACHED BUNGALOW CONVENIENTLY LOCATED CLOSE
TO THE TOWN CENTRE WITH GARAGE AND OFF-ROAD PARKING

Hadleigh Town Centre - 0.2 miles

Manningtree Station - 9 miles

Ipswich - 10 miles

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- Entrance porch • Reception hall • Sitting / dining room • Kitchen • Side lobby •
 - Two bedrooms (one with ensuite shower) • Family bathroom • Garage •
 - Veranda • Off-road parking •





The Property

CHAIN FREE - Located within walking distance of Hadleigh's town centre, 42 Benton Street is a spacious, two-bedroom detached bungalow set back from the road benefitting from a large drive and a single garage.

An entrance porch provides access into a welcoming reception hall with the versatile and comfortable accommodation arranged around it. Bedrooms one and two are both double bedrooms, with bedroom one benefitting from built in wardrobes and an en-suite shower room, whilst bedroom two is served by the family bathroom. Further accommodation includes an impressive double aspect sitting/dining room, with a gas coal effect fire and French doors providing access to the rear veranda enjoying stunning far reaching countryside views.



The kitchen provides a range of base and eye level units combined with worksurfaces and tiled splashbacks, with a larder cupboard. Plumbing for a washing machine is provided, with space for a cooker and fridge freezer. A door leads to the rear lobby and provides access to the garage.

Outside to the rear lies a fully paved veranda spanning the full length of the bungalow providing a pleasant outside space to enjoy the views (**please see plan attached**). A side gate provides access to a drive with ample parking and a single garage with electrically powered door.

Location

The property is located some 0.2 miles south of Hadleigh town centre, and Benton Street consists of mainly individual properties of varying ages. Hadleigh itself is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools.

Services

We understand mains gas, electricity, water and drainage are connected.

Local Authority and Council Tax Band

Barbergh with Mid Suffolk District Council Band D

EPC Rating

Current D (65). Potential B (81).



42 Benton Street, Hadleigh, IP7 5AT

Approximate Floor Area
Main House - 1111 sq. ft / 103.21 sq. m
Garage - 143 sq. ft / 13.26 sq. m



Chapman Sticksels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmansticksels.co.uk
www.chapmansticksels.co.uk

01473 372 372

All enquiries:

Benedict Sticksels
ben@chapmansticksels.co.uk

Cleo Shiel
cleo@chapmansticksels.co.uk



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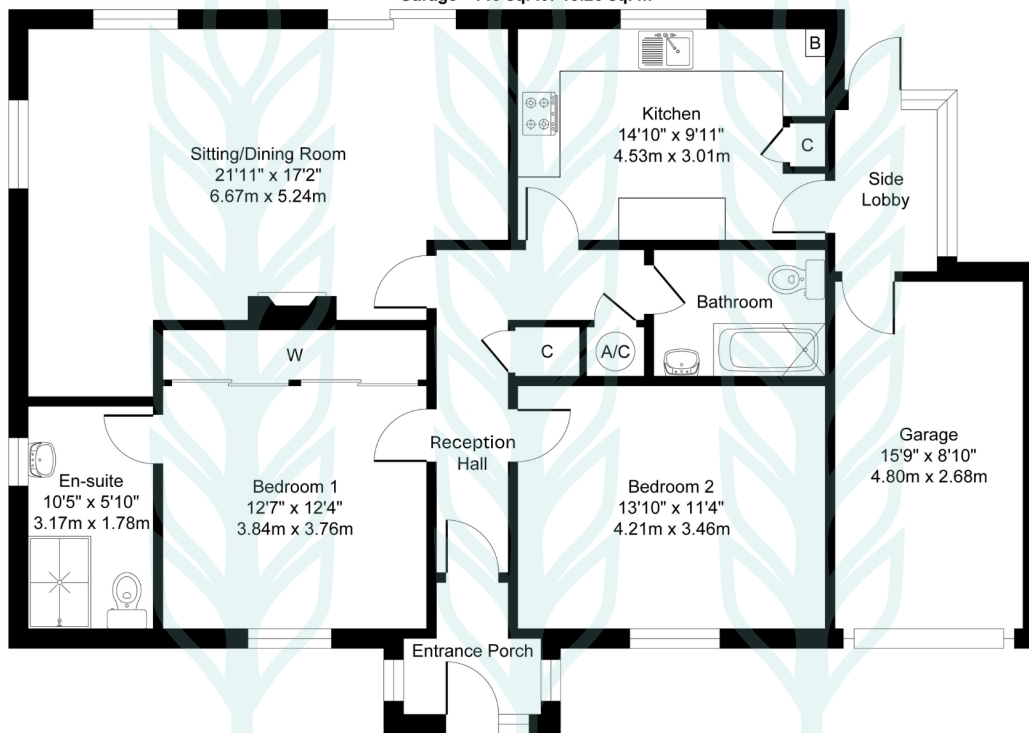


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