



DAVID
BURR

120 High Street
Hadleigh



Colchester North Station 14.5 miles, train journey time to London Liverpool street from 50 minutes. A12 5.3 miles, Standard Airport approximately a 1 hour drive.

- Prime Town Location
- Unlisted period property
- Five bedrooms
- Family bathroom with separate shower room and cloakroom
- Offering an accommodation schedule of approximately 2,460sq ft
- Three ground floor reception rooms
- Open plan kitchen/dining room
- Private rear garden
- Rear access to the carport
- Located within walking distances of local shops and amenities
- Retaining a wealth of period features

120 HIGH STREET, Hadleigh, Suffolk

An unlisted five-bedroom period home with three receptions, open plan kitchen/breakfast room, private garden, garage and store. Retaining charming features throughout, including inglenook fireplace and exposed timbers, extending to an accommodation of approximately 2,460sq ft.



SITUATION

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

DESCRIPTION

The property is situated on the highly regarded Suffolk market town of Hadleigh, located on the main High Street within walking distance to local shops and amenities.

120 High Street is an unlisted period property, retaining a wealth of character and charm, offering generous accommodation extending to approximately 2,460 sq. ft. Retaining a wealth of period features throughout, the property provides five double bedrooms, three reception rooms, and a well-appointed open plan kitchen/breakfast room, ideally suited to both family living and entertaining.

The ground floor is arranged around a welcoming entrance hallway, which provides access to the spacious sitting/dining room. This impressive space is afforded natural light from twin front-facing windows and centres around an inglenook fireplace, creating a warm and inviting focal point. From the hall, a laundry room provides space for appliances and additional storage, and leads into the open plan kitchen/breakfast room. This room is fitted with a range of matching base and wall units, integrated sink with mixer tap above, and space for a range cooker, dishwasher, and fridge/freezer. Beyond, a further utility area offers additional storage and access to a small lobby leading to an office, which is ideal for working from home.

First Floor

The first floor is home to five generously proportioned

double bedrooms, each benefitting from exposed timbers and period detailing. Bedroom one enjoys an attractive aspect over the private rear garden, whilst the remaining bedrooms overlook Hadleigh High Street. The family bathroom features a freestanding bath, WC, and wash hand basin with mixer tap, complemented by a separate shower room and additional WC.

Outside

The property benefits from a private rear garden, predominantly laid to lawn with mature trees and shrubs, as well as multiple patio seating areas ideal for outdoor entertaining. To the rear, an external store and carport and additional off-street parking.

POSTCODE: IP7 5EL

WHAT3WORDS: ///opera.browser.driveways

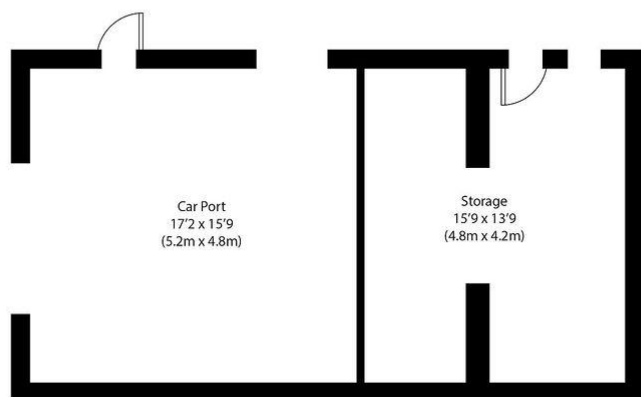
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000). **BAND:** G.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

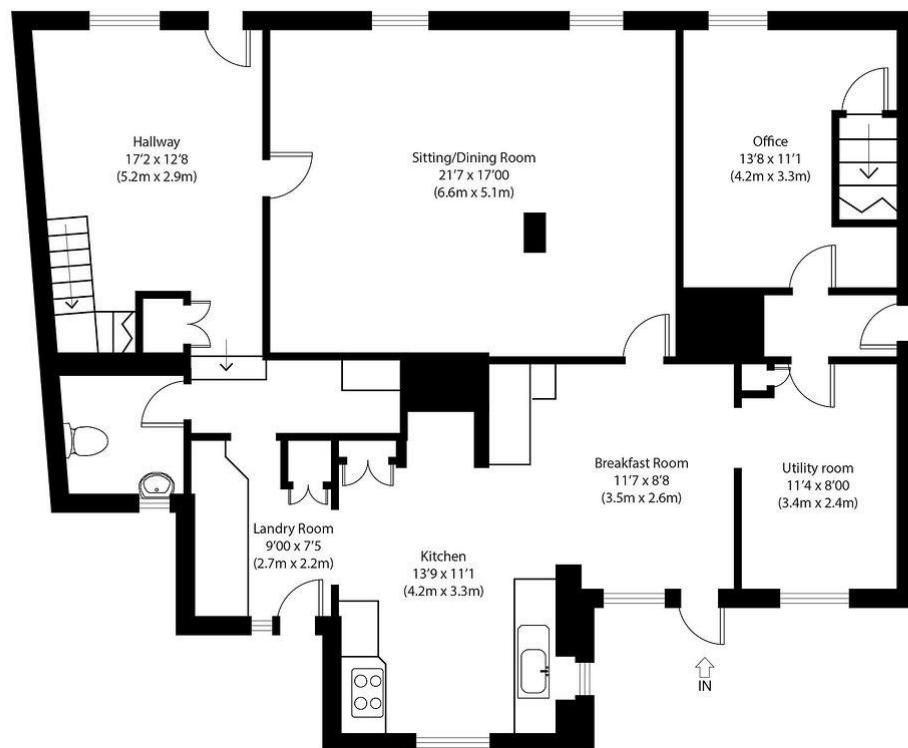
VIEWING: Strictly via David Burr Leavenheath.



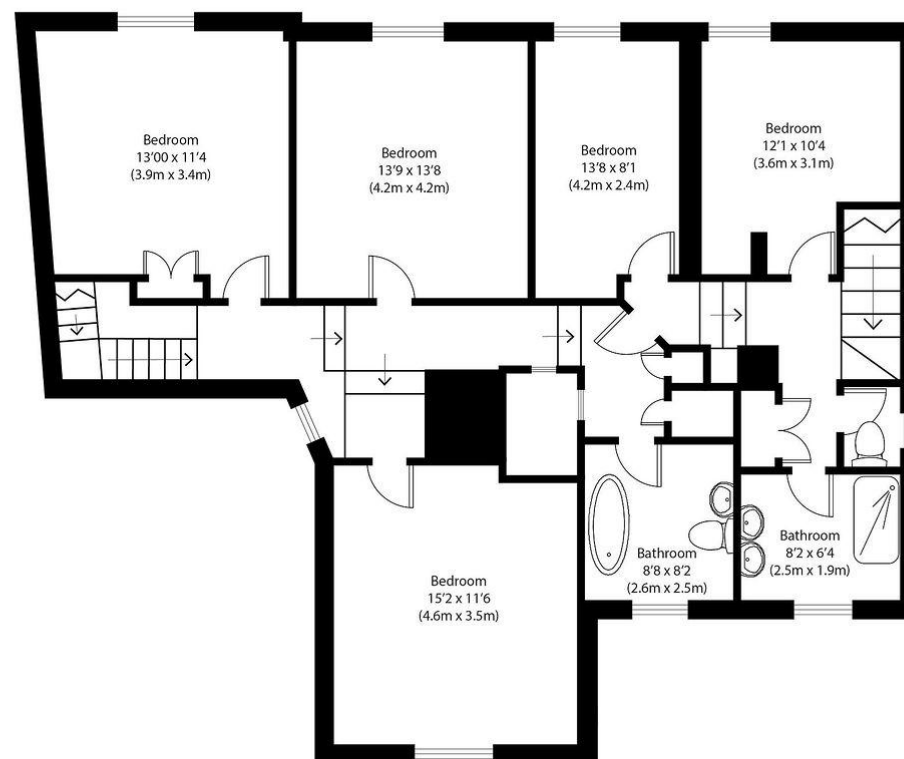


Approximate Gross Internal Area
Main House 2465 sq ft (229 sq m)
Outbuilding 495 sq ft (46 sq m)
Total 2960 sq ft (201 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor

