



23 STATION ROAD

Hadleigh | Suffolk



Chapman Stickels

23 STATION ROAD HADLEIGH, SUFFOLK, IP7 5JF

Hadleigh Town Centre – 0.2 miles

Manningtree Station – 9.5 miles (London Liverpool Street in 50 mins)

Ipswich – 10 miles

- Storm porch • Hall & inner hall • Cloakroom • Kitchen / breakfast area •
- Formal dining room / bedroom • Sitting room with additional seating area •
- Three further bedrooms (one with ensuite and dressing area) •
- Family bathroom • Off-road parking • Integral garage •
- Gardens • In all, 0.23 acres •

The Property

Located some 0.2 miles east of Hadleigh town centre, 23 Station Road is a detached bungalow which dates from 1956. In 2015, the bungalow was comprehensively modernised throughout, which also included a significant rear addition.

Via an oak framed porch, the main entrance point is via a welcoming hallway, with oak flooring extending to most of the rooms. The spacious reception areas are to the western side, where beyond the front dining room / bedroom is an impressive double length sitting room, with inset gas fire and stone surround. To the far end is a twin aspect seating area, providing full-height windows and French doors onto the main garden.

Partially set beneath a glazed atrium, the equally impressive kitchen / breakfast area is comprehensively fitted with extensive oak work surfaces, full-height cupboards, various units and drawers, and an oak wine rack. Integral appliances include Neff induction hob, double oven, Rangemaster dishwasher, Blomberg fridge / freezer and a Hoover washing machine, housed in a separate utility area.

The remaining rear accommodation consists of the main double bedroom with dressing area, where the latter is fitted with oak wardrobes and cupboards. Adjacent is a generously sized ensuite, which offers a bath and separate shower.

The front bedrooms overlook the main drive and adjacent garden, which are both served by a family bathroom comprising a further white suite with separate bath and shower. In the hallway opposite is a generously proportioned airing cupboard.

Outside, the bungalow is set well back in its elevated plot of some 0.23 acres, providing extensive off-road front parking via a brick weave driveway which leads to an integral single garage.

The principal garden is to the rear, which is both well maintained and generally private, where all neighbouring properties are also single storey. The garden consists of a large expanse of lawn, which is defined by a dining terrace and a path leading to a summerhouse to one corner. A raised rose garden is to one side, and towards the northern boundary is a small orchard.

A MODERNISED AND EXTENDED BUNGALOW OCCUPYING AN ELEVATED SETTING TOGETHER WITH OFF-ROAD PARKING, INTEGRAL GARAGE AND WELL-MAINTAINED GARDENS



Location

Hadleigh 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. The town offers excellent commuter links, with the A12 located under 5 miles away. Ipswich Station is within 10 miles, and Manningtree Station within 9 miles. The bungalow benefits from a bus stop opposite, offering multiple services to nearby villages as well as Ipswich and Sudbury.

Services

We understand all mains services are connected. Underfloor heating to the kitchen and both bathrooms.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E (2026)

EPC Rating

Current D (61). Potential C (75).



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Approximate Floor Area

Main House - 1593 sq. ft / 148.01 sq. m

Garage - 145 sq. ft / 13.54 sq. m

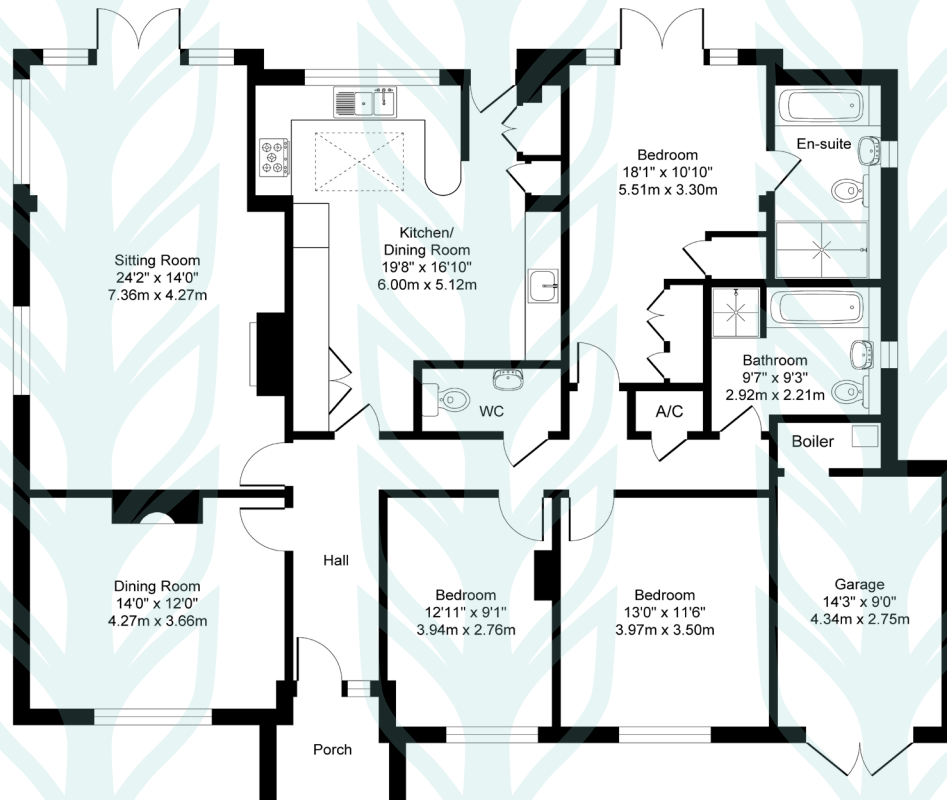


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