



1 PALACE COTTAGES

Hadleigh | Suffolk



Chapman Stickels

1 PALACE COTTAGES HIGH STREET, HADLEIGH SUFFOLK, IP7 5EL

CHAIN FREE – A NEWLY BUILT MID-TERRACE COTTAGE
CONVENIENTLY LOCATED IN THE HEART OF HADLEIGH WITH
OFF-ROAD PARKING AND GARDEN

Ipswich – 9 miles
Manningtree – 10 miles
Colchester – 15 miles

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- Entrance hall • Sitting room • Kitchen • Cloakroom • Landing •
 - Two bedrooms • Bathroom • Off-road parking • Garden •





The Property
Built to a high standard using materials requiring little maintenance for the owner, 1 Palace Cottages forms part of a pair of recently constructed cottages conveniently located just off Hadleigh's bustling High Street.

On entering the property, a welcoming entrance hall provides access to the contemporary downstairs accommodation. The stylish kitchen is fully fitted with base and eye level units combined with Quartz worktops, and includes integrated appliances such as oven, Bosch electric hob, fridge / freezer, dishwasher, and washing machine. Adjacent is the sitting room, which is a comfortable room with French doors leading to the enclosed rear garden. Further downstairs accommodation comprises a cloakroom and an understairs cupboard housing the underfloor heating system.



On the first floor a landing with airing cupboard leads to two bedrooms and the family bathroom which is stylishly fitted with bath and shower, wash hand basin, WC, and heated towel rail. Loft access can be found in bedroom one.

Outside to the front of the cottage is a drive providing off road parking for two cars with a pretty landscaped area and attractive iron fencing defining the border, whilst to the rear lies a fully enclosed garden with a rear gate providing pedestrian access.

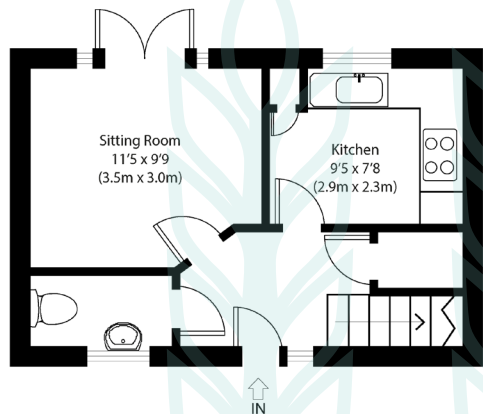
Location
Conveniently located for all the town's amenities, Hadleigh is a popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops, as well as both Junior and Senior schools.

Services
Air source heat pump. Mains electricity, water and drainage.

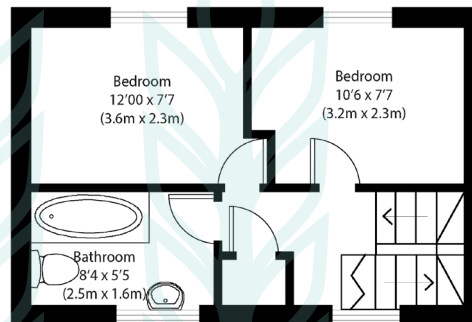
Local Authority and Council Tax Band
Babergh Council
Band - TBC

EPC Rating
Current C (80). Potential B (86).





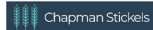
Ground Floor



First Floor

Approximate Gross Internal Area
580 sq ft (54 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.
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