



62 BENTON STREET

Hadleigh

| Suffolk



Chapman Sticks

62 BENTON STREET HADLEIGH SUFFOLK IP7 5AT

A CHARMING END OF TERRACE COTTAGE CONVENIENTLY LOCATED
CLOSE TO THE CENTRE OF HADLEIGH

Hadleigh Town Centre - 0.5 miles

Manningtree Station - 9 miles

Ipswich - 10 miles

• Sitting room • Dining room • Kitchen • Three bedrooms • Bathroom • Garden •





Property

Located within walking distance of Hadleigh's town centre, 62 Benton Street is a charming period cottage which has been beautifully modernised whilst retaining its period charm. The accommodation starts with a spacious sitting room with a redbrick fireplace and in set log burner. This cosy room is open plan with the dining room making it a sociable area, and gives a good sense of spaciousness. This room also benefits from an attractive red brick fireplace and French doors providing access to the enclosed rear garden. The kitchen is fully fitted with stylish base and eye level units and a butler sink, a Rangemaster with 5-ring gas hob and double oven, and plumbing for a washing machine. This room is positioned at the rear of the house overlooking the pretty garden.



The upstairs accommodation offers a landing area providing access to three bedrooms. Bedrooms two and three both benefit from having plenty of built-in storage. Further to this is a stylish, modern, fully tiled bathroom

Outside, to the rear of the property, lies a beautiful south-west facing, walled cottage garden, with a raised sun deck, and useful brick-built outbuilding.

Agents note: No:62 enjoys a pedestrian right of way across the rear of the neighbouring terrace.

Location

The property is located some 0.5 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 services are connected.

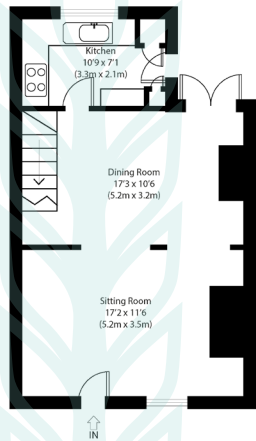
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band B (2026)

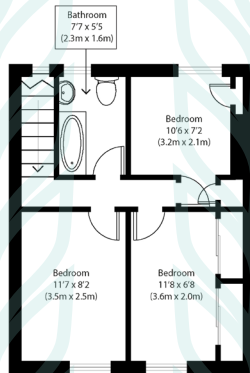
EPC Rating

Current D (65). Potential B (85).





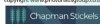
Ground Floor



First Floor

Approximate Gross Internal Area
905 sq ft (84 sq m)

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



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