



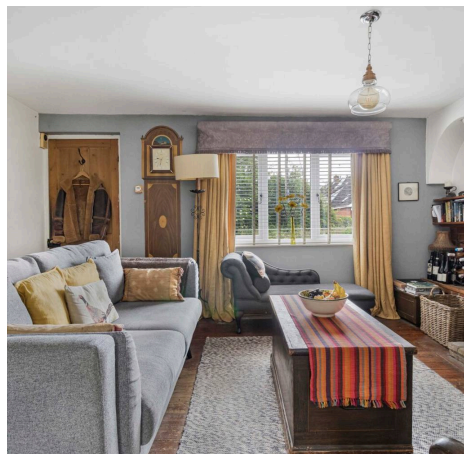
1 Stone Street, Hadleigh

Ipswich, IP7 6DN

Guide Price £425,000

A charming Victorian two-bedroom semi-detached cottage with kitchen, living room, dining room, study/sunroom and ground floor bathroom, together with an attached single garage, off road parking for several vehicles, generous mature gardens approaching 0.26 acre, and far-reaching countryside views. All positioned in a rural location on the outskirts of the vibrant market town of Hadleigh but within easy reach of the towns' many facilities and amenities.

As you enter the property, there is a porch with a full-height window to the front and a door into the living room. The living room has a window to the front, a large brick fireplace housing a dual fuel burning stove and incorporating shelving to either side. The living room leads into the dining room to the right whilst French doors lead into the study/sunroom to the rear. The dining room has a door to the kitchen, dual aspect windows to the front and rear, staircase rising to the first floor and a brick fireplace housing an electric 'wood burning style' heater. The study/sunroom has windows to all aspects overlooking the gardens with a further set of French doors leading out to the same. The kitchen also has a door providing convenient outside access plus windows to the side and comprises a stainless steel sink unit inset onto work surfaces with cupboards and drawers below, free-standing double oven with four burner hob, space for under-counter fridge, space and plumbing for dishwasher, space for fridge/freezer and door to the bathroom, which has a window to the side and a white suite comprising a low level wc, pedestal wash basin and a panelled bath with electric shower over.



On the first floor there is a small landing with a window to the rear overlooking the gardens and doors to the two double bedrooms. Bedroom 1 is dual aspect with a window to the front offering far reaching countryside views, further window to the rear overlooking the gardens and a built-in double wardrobe. Bedroom 2 has a window to the front also offering far reaching countryside views, decorative fireplace, a built-in double wardrobe plus an airing cupboard.

Outside, to the front, there is a driveway providing off road parking for two vehicles and leading to the attached single garage. The garage has window and door to the rear and benefits from plumbing and power and currently houses a washing machine and tumble dryer. There is also a field gate accessing an additional parking area and a gate with steps leading into the rear gardens, which are laid mainly to lawn with a terraced seating area and an array of mature plants, shrubs and a selection of trees, including apple, pear, walnut & damson. All backing onto open countryside. If required, there is good potential to extend the property subject to obtaining any necessary planning permission.

Council Tax Band B

Tenure Freehold

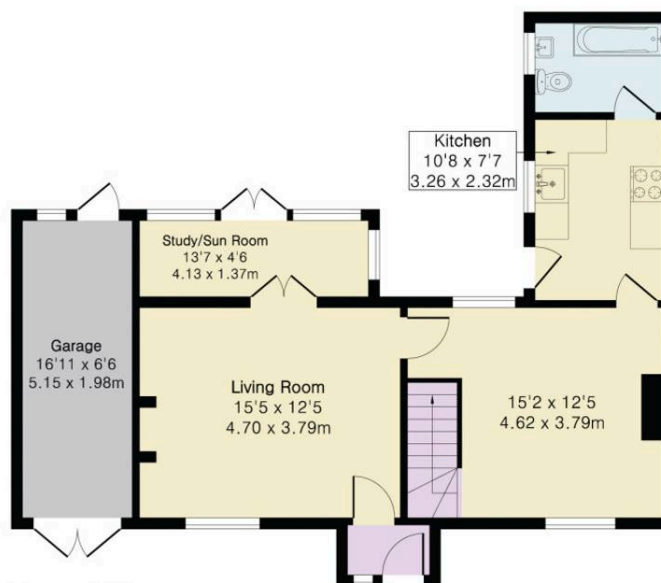
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& PARTNERS

Approximate Gross Internal Area 986 sq ft - 92 sq m (Excluding Garage)

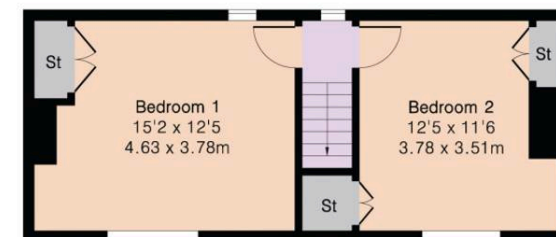
Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 386 sq ft – 36 sq m

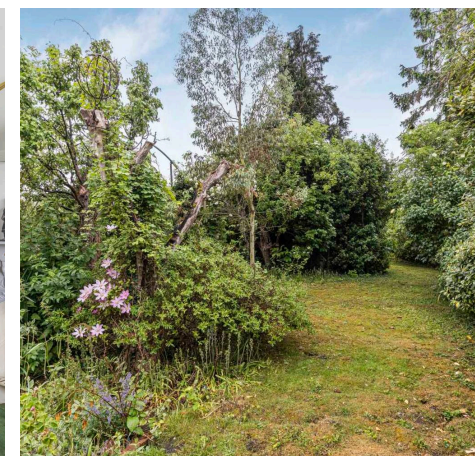
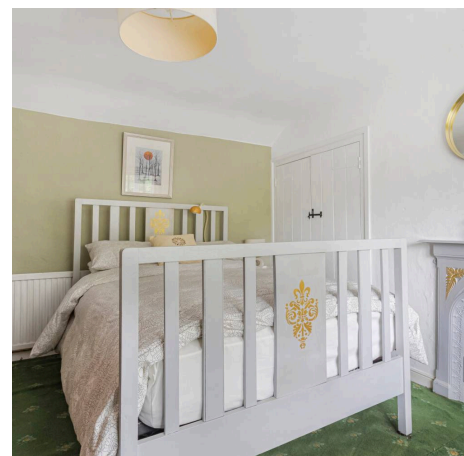
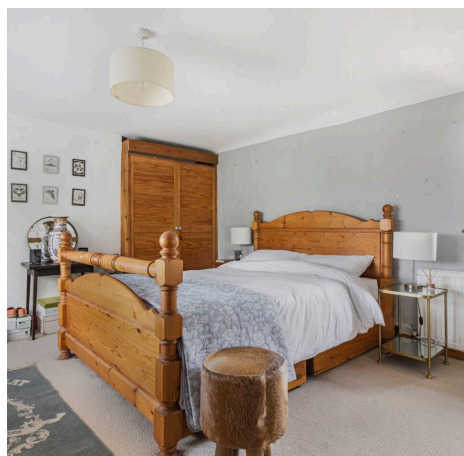
Garage Area 114 sq ft – 11 sq m



Ground Floor



First Floor



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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