

9 PRIORY MEADOWS

Hadleigh | Suffolk

Chapman Stickels

9 PRIORY MEADOWS, HADLEIGH, SUFFOLK, IP7 5FP

Hadleigh Town Centre - 0.6 miles
Ipswich - 9.5 miles
Manningtree Station - 8.5 miles (London Liverpool Street in 50 mins)

• Entrance hall & inner hall • Cloakroom • Sitting room • • Dining room • Kitchen / breakfast room / boot room • • Office • Utility room • Four double bedrooms (two with ensuite & one dressing room) • Family bathroom • • Detached double garage • Front & rear garden • Off-road parking •

AN IMPOSING MODERN HOUSE FORMING PART OF A SMALL BESPOKE DEVELOPMENT LOCATED ON THE SOUTHERN EDGE OF HADLEIGH







The Property
Completed in 2020, 9 Priory Meadows is one of just 10 other executive properties located some 0.6 miles of Hadleigh town centre.

This attractive detached house covers in excess of 1,930sq.ft, and the family accommodation offers well-proportioned and notably bright rooms throughout.

Stylishly fitted to a contemporary edge, a welcoming open-plan kitchen / breakfast room provides extensive white quartz worksurfaces, numerous cupboards and drawers, with integrated appliances. An opening leads into the adjacent boot room, which gives access to the rear garden whilst offering further worksurfaces and storage. A separate utility room provides the same, with a full-height cupboard fitted on one wall.

Accessed via a particularly spacious entrance and inner hall with a cloakroom off, the main twin aspect sitting room offers a focal fireplace with wood burner, and a set of glazed doors which leads onto the principal rear garden.

The remaining ground floor provides two further reception rooms, which consists of the front office / study, and a separate dining room.

Via a part glazed and solid oak stairs, the first floor provides four generously sized double bedrooms which are set around a central landing. Bedrooms two and one offer ensuite shower rooms, where the latter provides a separate dressing room. Bedrooms three and four are served by a family bathroom with separate shower, which like all the fitted sanitaryware are to a high standard.

Outside, ample off-road parking is to one side via a block paved driveway, which gives access to a detached double garage.

The principal garden is to the rear, where an extensive Indian sandstone patio leads onto an area of lawn which is defined by timber fencing.

Location

Priory Meadows is located some 0.6 miles south of Hadleigh town centre, and thus convenient for all the town's amenities. Hadleigh itself is a very popular historic market town, offering 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, with services to London Liverpool Street in just 50 minutes.

Services

We understand all mains services are connected.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band F (2026)

EPC Rating

Current B (85). Potential B (91).





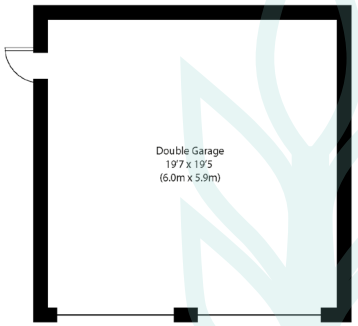








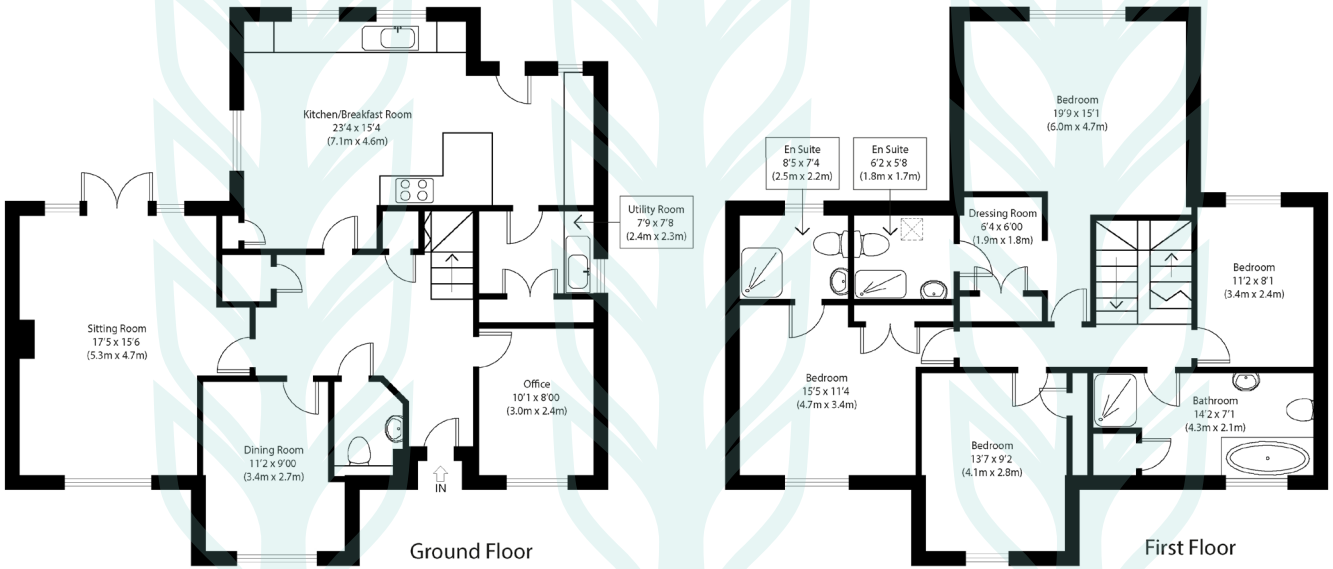




Approximate Gross Internal Area
Main House 1930 sq ft (179 sq m)
Garage 385 sq ft (36 sq m)
Total 2315 sq ft (215 sq m)

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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