



# MIDDLETON

Hintlesham

| Suffolk



Chapman Stickels

MIDDLETON,  
LADBROOK MEADOW,  
DUKE STREET, HINTLESHAM,  
SUFFOLK, IP8 3RU

Hadleigh – 4 miles  
Ipswich – 6 miles  
Manningtree – 10 miles

- Reception hall • Kitchen / dining room • Sitting room •
- Study • Utility room • 3 bedrooms • 2 bathrooms • Dressing room •
- South-facing rear garden • Integral garage •

**The Property**

Middleton is an impressive three-bedroom detached house which has numerous individual characteristics. The generously proportioned rooms offer an abundance of natural light via numerous windows which is a distinctive feature. The central, shaker style kitchen / dining room is fitted on two walls with white quartz worktops, inset AEG induction hob with extractor over and undermount stainless steel sink with Grohe tap.

Further integral appliances include Neff fridge freezer, oven, combi microwave oven and dishwasher. The utility room provides further matching units and worksurfaces, with AEG washing machine and tumble dryer.

The two reception rooms comprise a front study and a rear sitting room, with the latter providing a fireplace. The first floor offers three double bedrooms set either side of a welcoming and spacious central landing. Bedroom one offers a dressing room and ensuite to one end, which is set above the integral garage.

Middleton provides a comprehensive range of 'mod-cons' which includes the bathrooms and cloakroom fitted with Roca white sanitaryware, further Grohe taps, thermostatic shower valves and chrome electric towel rails. All internal doors are of oak, with polished chrome handles and all rooms are fitted with profiled skirting and architrave. LED lighting is to the kitchen and bathroom. TV and satellite points are to all bedrooms and reception area. All external doors and casement windows are hardwood framed which are PAS 24 compliant.

AN ATTRACTIVE THREE-BEDROOM DETACHED HOUSE FORMING  
PART OF A SMALL BESPOKE DEVELOPMENT



Outside, the property provides ample off-road parking via a shingle driveway with twin timber gates to the rear. The enclosed garden is landscaped with an Indian sandstone terrace and lawn.

#### Agents note

The open fireplace to the sitting room will accommodate a wood / multifuel burner. The property is covered by a 10-year Build-Zone warranty.

#### Location

Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. It has a church, school, and a public house and it is perhaps best known for the Hintlesham Hall Hotel and Golf Club. Ipswich has a wide range of facilities and amenities including a main line rail link to London's Liverpool Street Station. The beautiful Dedham Vale conservation area is within easy reach and Manningtree (approx. 10 miles via Raydon and East Bergholt) which also provides mainline access to London.

#### Services

Mains water, electricity and drainage are connected. Mitsubishi air source heat pump powering the Wi-Fi controlled underfloor heating to the ground floor. External power sockets and taps.

#### Local Authority and Council Tax

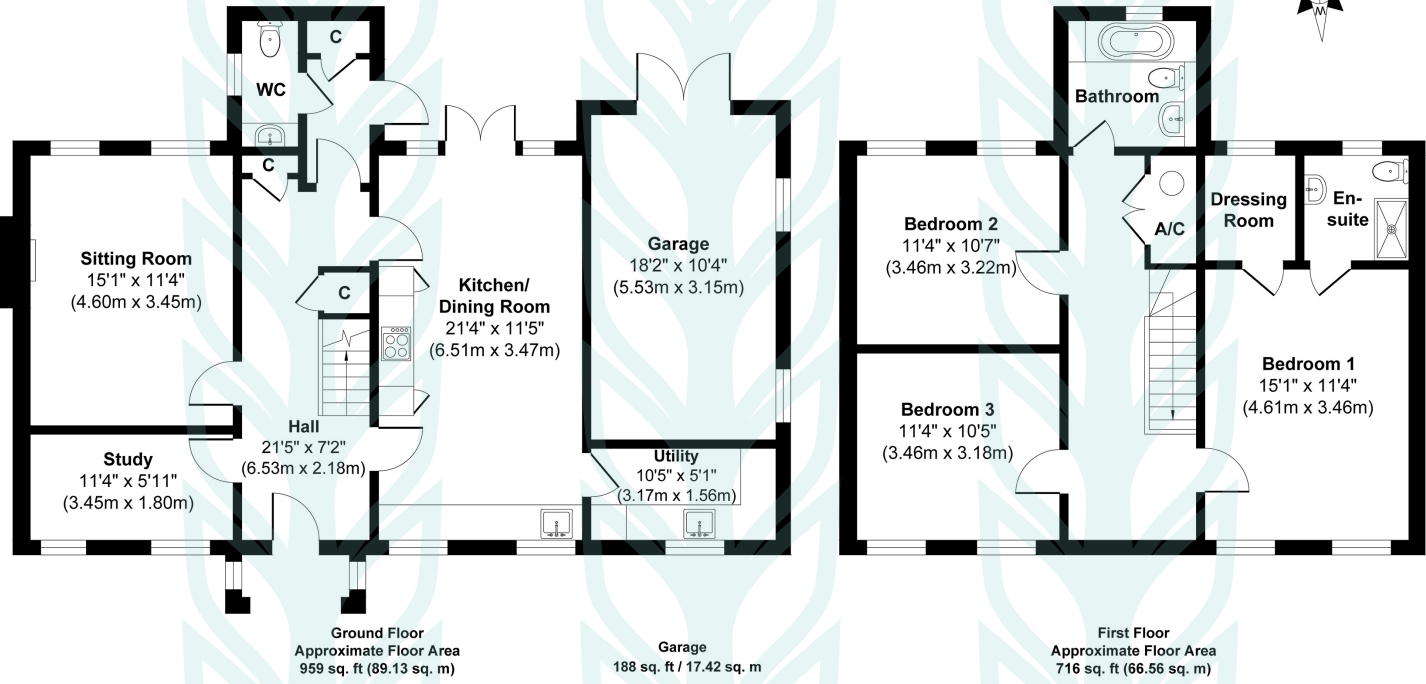
Babergh & Mid Suffolk District Council  
Band E

#### EPC Rating

Current B(85). Potential A(91)



**Middleton, Ladbrook Meadow, Duke Street, Hintlesham, Suffolk, IP8 3RU**



**Approx. Gross Internal Floor Area 1675 sq. ft / 155.69 sq. m (Including Garage)**  
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