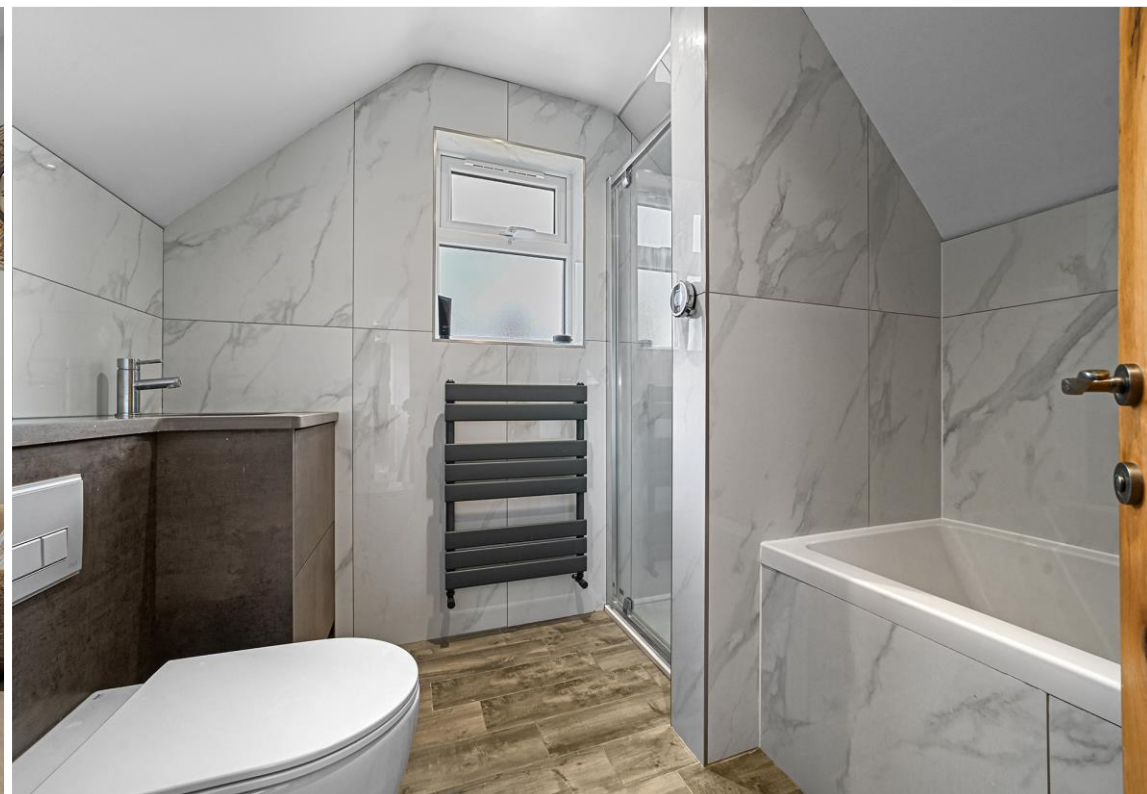




**15 Station Road  
Hadleigh, Suffolk**

**DAVID  
BURR**



# 15 Station Road, Hadleigh, Ipswich, Suffolk, IP7 5JF

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a secondary school, public houses, restaurants, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A four bedroom (two en-suite) detached chalet style property presented to a high specification throughout, located within the highly regarded Suffolk market town of Hadleigh. The property offers an accommodation schedule of approximately 1,870sq ft, comprising of two ground floor reception rooms including an open plan kitchen/dining area. The property further benefits from a range of high specification fixtures, fittings, and materials throughout. The property also offers ample private parking, landscaped, low maintenance rear gardens, and outbuildings.

**A four bedroom (two en-suite) detached chalet style property presented to a high specification throughout by the current owners, located within the highly regarded Suffolk market town of Hadleigh. Offering an accommodation of approximately 1,870sq ft, the property is further benefitted from ample private parking, studio/workshop, and landscaped, low maintenance rear gardens.**

Obscured panel-glazed double doors opening to:

**ENTRANCE HALL:** With inset coir matt, wood effect flooring LVT throughout and range of downlights. Designer radiator to side and wood and glass staircase rising to the first floor.

**KITCHEN/DINING: 18' 4" x 18' 4"** (5.6m x 5.6m) A large and inviting room affording a wealth of natural light via a high level and picture window to side with bi-folding doors opening onto the gardens. Fitted with a range of slate blue shaker style base units and matching island with quartz topped preparation surfaces over and upstands above. Inset composite sink unit and Blanco tap above, Neff induction hob with pop-up hood above. Integrated appliances include dishwasher, full height fridge and freezer, wine cooler and Neff double ovens. Recess for TV and sound bar, downlights, LVT flooring and underfloor heating throughout.

**UTILITY: 12' 0" x 10' 0"** (3.6m x 3.0m) Fitted with a range of base and wall units, quartz preparation surfaces over, LVT flooring throughout and door opening to outside.

**CLOAKROOM:** Vanity unit with wash hand basin, close cup W/C and radiator.

**SITTING ROOM: 14' 4" x 13' 9"** (4.30m x 4.20m) With bay window to front affording a wealth of natural light, wood style laminate flooring throughout and downlights. Central brick fireplace with inset wood burning stove, tiled hearth and bressummer beam above.

**BEDROOM 2: 14' 0" x 12' 2"** (4.20m x 3.70m) With bay window to front and built in wardrobes. Door to:

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**EN-SUITE SHOWER ROOM: 7' 8" x 3' 0"** (2.30m x 0.9m) With built in cubicle and tiled walls, separately screened fully tiled shower unit with rain head shower attachment above, vanity unit with mixer tap above and W/C. Extractor above, downlights and wall mounted heated towel radiator.

**BEDROOM 3/RECEPTION ROOM: 12' 0" x 9' 8"** (3.60m x 2.90m) With walk through to the kitchen/dining area, double glazed window to rear, radiator to side and pendant light. Door to:

**EN-SUITE SHOWER ROOM: 7' 6" x 5' 5"** (2.30m x 1.60m) With obscured window to rear, built in cubicle, and separately screened shower with shower panels to walls with both mounted and handheld shower attachments. Close cup W/C and wall mounted heated towel radiator.

## First floor

**LANDING:** With skylight windows to front and rear, downlights and door to linen cupboard housing gas boiler and water cylinder tank. Two further useful storage cupboards.

**BEDROOM 1: 16' 7" x 11' 0"** (5.0m x 3.30m) With skylight windows to side affording views over Hadleigh, range of built in wardrobes, radiator and downlighters.

**BEDROOM 4: 13' 1" x 9' 3"** (3.90m x 2.80m) With radiator and skylight to front.

**STUDY: 7' 3" x 6' 1"** (2.20m x 1.80m) With skylight to front and fitted desk unit.

**FAMILY BATHROOM: 9' 00" x 8' 6"** (2.70m x 2.60m) Fully tiled and fitted with double ended panel bath, fully tiled separately screened shower with mounted rain head shower attachment and glass door to front. With

vanity unit with granite topped surfaces above, inset wash hand basin and concealed cistern W/C. Tiled flooring through with obscured glass window to side and wall mounted heated towel radiator.

## Outside

The property is situated on Station Road and is approached via a grey brick paved driveway, providing space for approximately five vehicles. With raised landscaped lawns to either side of the driveway with retaining sleepers. An attractive porch is set beneath a slate roof line with timber supports and brick base. Further gravel space to the side of the property, ideal for garage/cartlodge (subject to the necessary planning consents). The front is finished with mature hedge line border.

The gardens wrap around the property with sandstone terrace to rear, low maintenance gardens with mature hedge line border to rear, range of trees and space for log store. Wood fence line border leading to:

**WORKSHOP/STUDIO: 20' 0" x 15' 0"** (6.10m x 4.50m) With double glazed door and window to front. Light and power connected.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 80Mbps (source Ofcom).

**PHONE COVERAGE:** EE, O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters

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relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**EPC RATING:** C. A copy of the energy performance certificate is available on request.

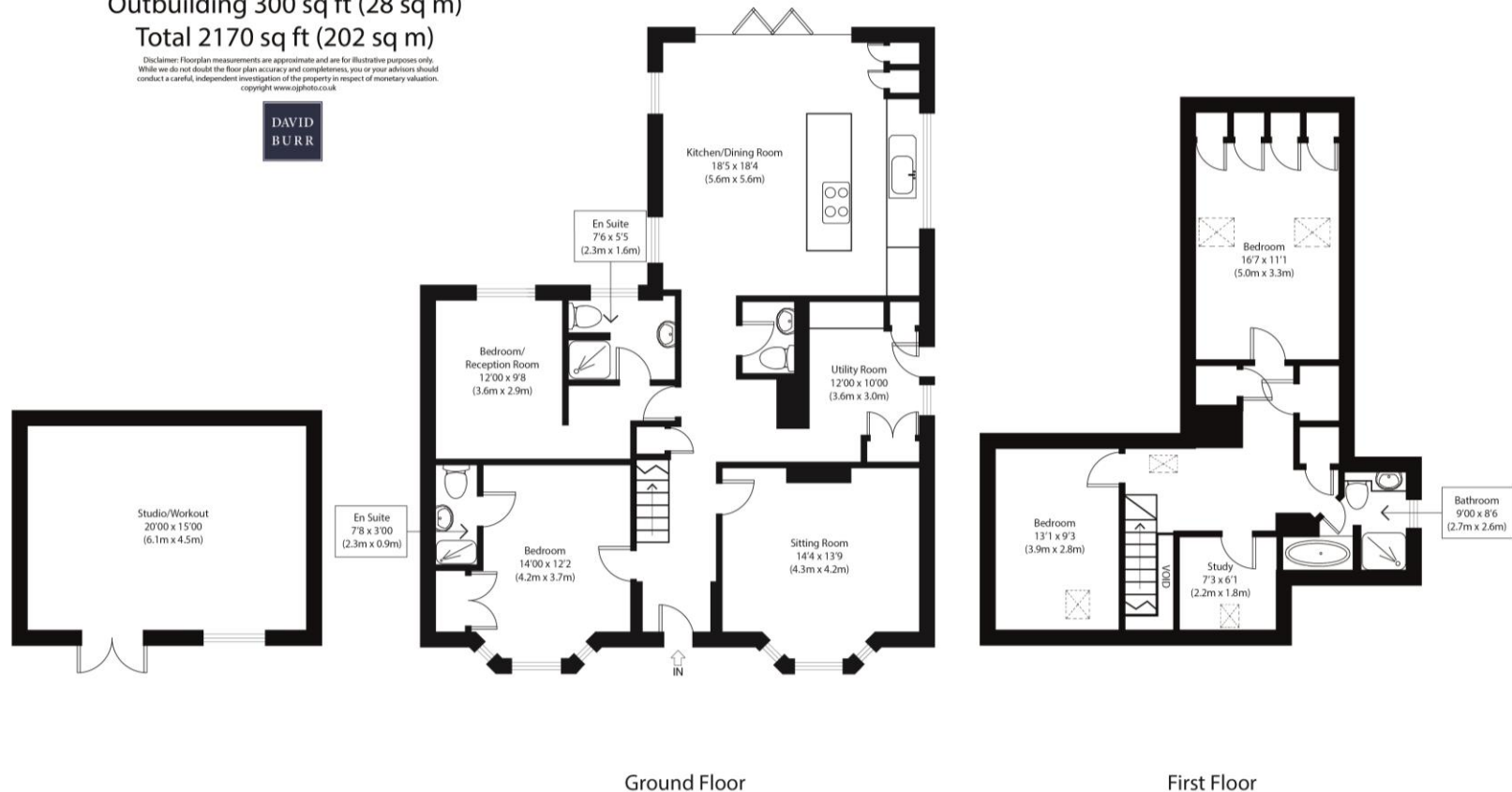
**WHAT3WORDS:** filled.courts.defenders

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

Approximate Gross Internal Area  
Main House 1870 sq ft (174 sq m)  
Outbuilding 300 sq ft (28 sq m)  
Total 2170 sq ft (202 sq m)

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

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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

