



**Three Tuns, 102b High Street
Hadleigh, Suffolk**

**DAVID
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Three Tuns, 102B High Street, Hadleigh, Ipswich, Suffolk, IP7 5EL

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 nine miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A three-bedroom (one en-suite) Grade II listed property of Tudor origins with Georgian façade and later extensions, offering an accommodation schedule arranged over three floors. There are two ground floor reception rooms, separate family bathroom, en-suite facilities to the principal bedroom. Further benefits to the property include a separate one-bedroom detached annexe/ancillary accommodation, garaging, gated off-street private parking, further useful outbuildings, and well-screened rear gardens.

A three-bedroom (one en-suite) Grade II listed property located centrally within the highly regarded Suffolk market town of Hadleigh with two reception rooms, kitchen, a detached annexe/ancillary accommodation, garaging, off-street parking, and well-screened rear gardens.

Door opening to:

ENTRANCE HALL: With exposed timbers, radiator and stairs rising to first floor. Doors to:

SITTING ROOM: 16' 3" x 14' 7" (4.96m x 4.46m) With high ceilings and exposed timbers, wall lighting, radiator and sash window to front with secondary glazing. Brick fireplace with inset wood burning stove, tiled hearth and door to storage cupboard with hatch to cellar:

CELLAR: With steps down, restricted head height.

DINING ROOM: 14' 10" x 9' 11" (4.53m x 3.04m) With sash window to side with secondary glazing, radiator and wall lighting.

KITCHEN: 10' 0" x 9' 9" (3.06m x 2.99m) Fitted with a range of base units and matching wall mounted cupboards, work surface with double bowl sink unit and drainer with mixer tap above and tiled flooring throughout. Integrated dishwasher, space for a Rangemaster oven, with

chimney hood over and tiled splashback, water softener, plinth heater, wall mounted gas fired boiler and windows to side and rear. Door to side.

First floor

LANDING: With exposed timbers, sash window to side and door to cupboard housing water cylinder. Staircase to bedroom 3 and doors to:

BEDROOM 1: 14' 3" x 12' 9" (4.36m x 3.90m) With sash window to rear, double built in wardrobe, built in cupboard, cornicing, and radiator.

EN-SUITE SHOWER ROOM: 9' 7" x 3' 2" (2.94m x 0.98m) Fitted with pedestal wash hand basin, close-cup WC and fully tiled cubicle with shower attachment.

BEDROOM 2: 15' 11" x 14' 4" (4.87m x 4.39m) A large spacious room with exposed timber joist and twin sash windows to front with secondary glazing and radiators.

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FAMILY BATHROOM: 8' 11" x 5' 10" (2.74m x 1.79m) Fully tiled and fitted with 'P' shaped bath with wall mounted shower attachment over and glass screens, close-cup WC, pedestal wash basin and window to side.

Second floor

BEDROOM 3: 15' 9" x 11' 10" (4.82m x 3.61m) With hatch to loft, window to side and rear affording views across the High Street and exposed timbers and studs additional window to the rear.

Outside

The property is approached via twin iron gates opening to driveway providing parking for three vehicles and leads to the:

GARAGE: 15' 11" x 12' 7" (4.87m x 3.86m) With double doors to front. This is a multi-functional space with Belfast sink unit, close coupled W/C, space and plumbing for washing machine, Worcester gas fired combi boiler servicing the annexe, window to side, tiled flooring.

Annexe

Entrance lobby with staircase to first floor and door to:

KITCHEN: 13' 4" x 7' 7" (4.07m x 2.32m) Fitted with base units and wall mounted cabinets, work surface with inset sink and drainer, electric oven with ceramic hob, filter hood, storage cupboard, window to side

SITTING ROOM: 13' 4" x 9' 11" (4.07m x 3.03m) A comfortable room with windows to side and rear, radiator and built in cupboard.

BEDROOM: 13' 4" x 13' 11" (4.07m x 4.26m) Windows to side and front and radiator.

BATHROOM: 6' 4" x 5' 3" (1.95m x 1.62m) Fitted with panel bath, close coupled W/C, vanity with basin and mixer tap, heated towel rail, tiling to walls and window to front.

The gardens benefit from a multitude of planted borders amongst lawned areas and a variety of tree specimens. There are several outbuildings including a store 3.49m x 2.30m, a workshop (7.7m x 3.20m) with double doors, stable door and power and light connected. The summer house (3.86m x 2.61m) has a deck to the front overlooking the raised pond with filter and pump connected. A gate leads to a further area of garden to the rear with raised planters, log store and further shed.

AGENTS NOTE: A pedestrian right of way exists over the driveway for the immediate neighbours to access their gardens. Please contact David Burr Leavenheath for further details.

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 73Mbps (source Ofcom).

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

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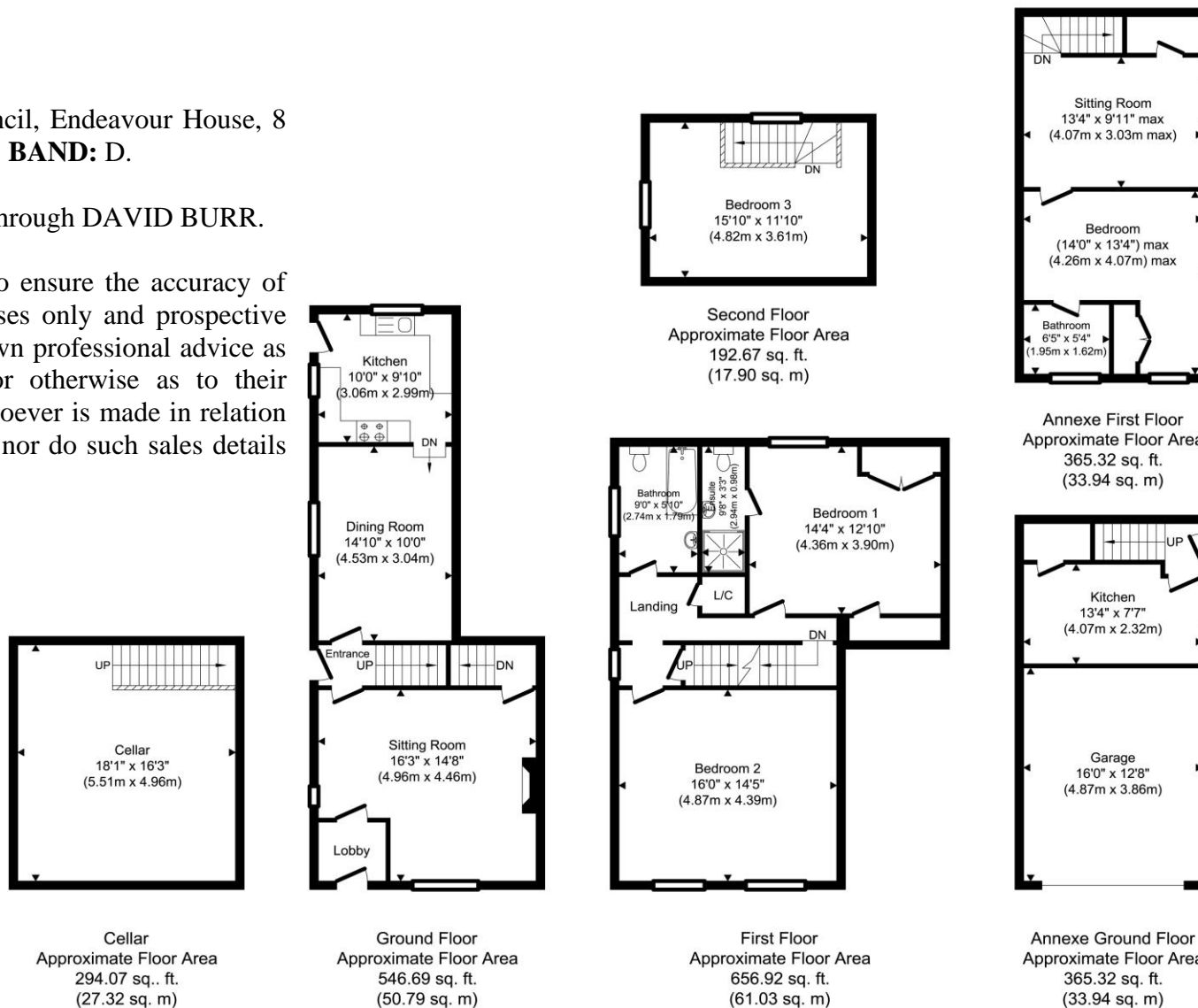
EPC RATING: N/A.

WHAT3WORDS: ///ourselves.riders.singers

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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