



**1 Lister Road
Hadleigh, Suffolk**

**DAVID
BURR**



1 Lister Road, Hadleigh, Ipswich, Suffolk, IP7 5JN

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 (one en-suite) detached property enjoying a corner plot location and one of the largest overall plot sizes on Lister Road, conveniently placed for the centre of the historic market town of Hadleigh. A well-presented, adaptable property that has benefitted from a comprehensive programme of adaption and enhancement by the current owners, arranged via two impressive ground floor reception spaces with an oak topped kitchen/dining/family room. Ideally placed for those requiring comprehensive parking facilities with further benefits to the property including a double garage with tarmac driveway with space for approximately ten vehicles, further gated parking and well-screened, private rear gardens.

An exceptionally well-presented four bedroom (one en-suite) detached property arranged via two reception rooms with further benefits including a detached double garage, driveway with space for approximately ten vehicles and a convenient location within easy reach of Hadleigh town centre.

Half height obscured panel glazed stain glass UPVC clad security door opening to:

ENTRANCE HALL: 13' 11" x 6' 8" (4.26m x 2.05m) With stripped high grade wood effect flooring, staircase off and door to useful understairs storage recess. Oak door with glass panelling and step down to:

SITTING ROOM: 16' 3" x 16' 0" (4.96m x 4.89m) Affording a dual aspect with casement window to front, further casement window to side and extensive range of open fronted fitted shelving units.

KITCHEN/DINING/FAMILY ROOM: 26' 9" x 16' 2" (8.16m x 4.94m) Operating as the principal entertaining space and adapted during the current owner's tenure to create a single, dual aspect space with casement window to side and sliding panel glazed patio doors opening to

the rear terrace and gardens. The kitchen comprises a matching range of shaker style, soft close base and wall units with a grained effect finish, oak preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and window range to rear affording views across the gardens. The kitchen units comprise floor to ceiling shelving units, soft close cutlery drawers, deep fill pan drawers and folding corner units. Integrated appliances include a double oven/grill, five ring gas hob with extraction above, dishwasher, wine cooler and space for an American style fridge/freezer. Range of LED spotlights, stripped high grade wood effect flooring and centrally positioned wood burning stove set on a stone hearth.

UTILITY ROOM: 11' 10" x 8' 9" (6' 0") (3.61m x 2.69m (narrowing to 1.85m)) Fitted with a matching range of high gloss fronted base units with wood effect preparation surfaces over and tiling above. Ceramic single sink unit with mixer tap above and casement window range to side. LED

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spotlights, useful cloaks storage recess and seating below and storage. Half height obscured panel glazed door to outside and further door to store room with useful fitted shelving.

CLOAKROOM: 6' 4" x 3' 3" (1.94m x 1.00m) With half height tongue and groove panelling and fitted with ceramic WC, wash hand basin and wall mounted towel radiator.

First floor

LANDING: With casement window range to front, hatch to loft and LED spotlights. Door to linen store housing pressurised water cylinder.

BEDROOM 1: 16' 2" x 13' 0" (4.94m x 3.98m) A substantial principal bedroom suite with elevated casement window range affording views across the gardens, double doors opening to fitted wardrobes with attached hanging rail, further integrated wardrobes and double doors providing hidden access to:

EN-SUITE SHOWER ROOM: 8' 11" x 5' 6" (2.73m x 1.69m) With half height tongue and groove panelling and fitted with ceramic WC, pedestal wash hand basin and separately screened shower unit with both mounted and handheld Aqualisa shower attachment. Wall mounted heat towel radiator and obscured glass window to side.

BEDROOM 2: 16' 2" x 13' 2" (4.94m x 4.03m) With casement window range to front and two fitted wardrobes with attached hanging rail and useful fitted shelving.

BEDROOM 3: 13' 4" x 8' 6" (4.07m x 2.61m) With casement window range to front affording an elevated aspect. Floating wall shelves and double doors to fitted wardrobes.

BEDROOM 4: 13' 3" x 7' 3" (4.06m x 2.23m) With casement window range to side and ideally suited as a first-floor office/study, if so required. Double doors to fitted wardrobe.

FAMILY BATHROOM: 8' 11" x 7' 5" (2.72m x 2.27m) Fitted with ceramic WC, pedestal wash hand basin, bath, and separately screened shower. Partly tiled with window to side and stripped wooden flooring.

Outside

The property is located on Lister Road, enjoying a corner plot position and one of the largest overall plot sizes on the road. With a tarmac driveway rising to providing private parking for approximately ten vehicles with direct access provided to the:

DOUBLE GARAGE: 28' 1" x 14' 4" (8.58m x 4.37m) With electric roller door to front, light and power connected, loft storage space, wash hand basin with hot and cold tap over, space and plumbing for tumble dryer and scope for a workshop area to the rear of the garage. Fitted heating unit, alarm and obscured half height panel glazed door to outside.

The rear gardens are arranged via an Indian sandstone terrace with an expanse of lawn, six-foot fence line to side and rear, raised beds, timber framed summerhouse and further tarmac driveway area providing gated parking for a further two vehicles, if so required.

TENURE: Freehold

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

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

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WHAT3WORDS: ///superbly.mash.wasp

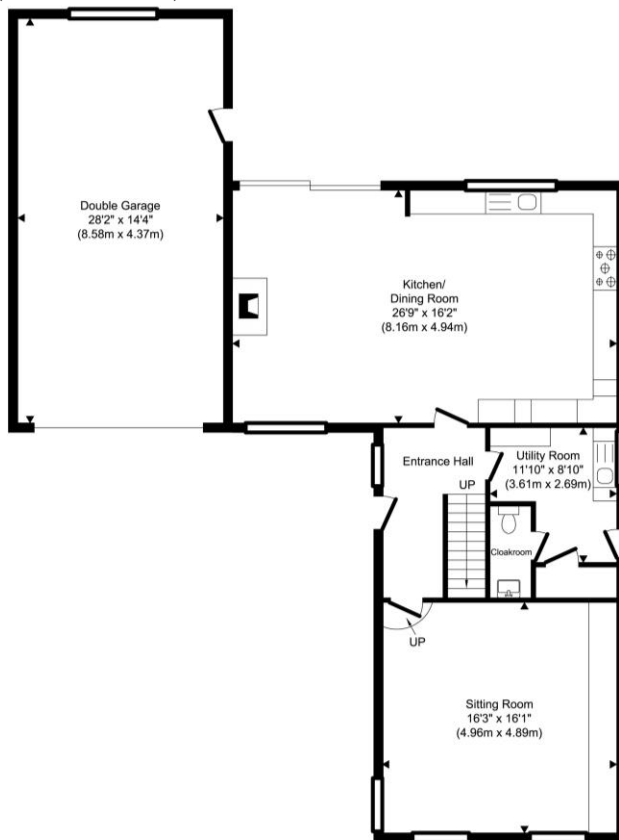
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

BROADBAND: Up to 71 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

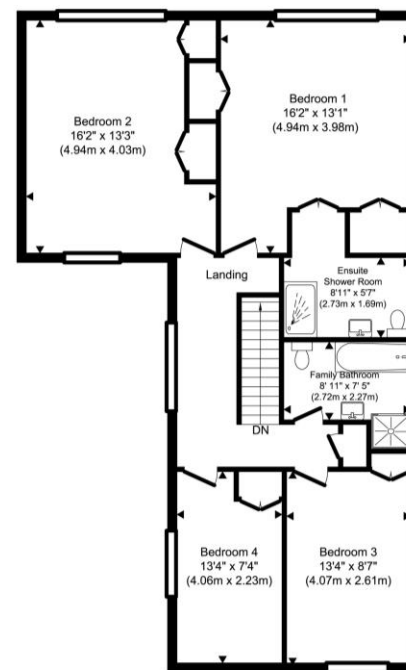
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.



Garage
Approximate Floor Area
403.43 sq. ft.
(37.48 sq. m)

Ground Floor
Approximate Floor Area
898.35 sq. ft.
(83.46 sq. m)



First Floor
Approximate Floor Area
898.35 sq. ft.
(83.46 sq. m)

TOTAL APPROX. FLOOR AREA 2200.14 SQ.FT. (204.40 SQ.M.)
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