



**Benton Street, Hadleigh, Ipswich, IP7 5AR**

**welcome to**

## **Benton Street, Hadleigh, Ipswich**

This delightful, Grade II listed, two bedroom cottage is situated just a short walk from Hadleigh Town Centre and benefits from a large lounge/diner, a fully fitted kitchen, a modern 1st floor wet room, an impressive master bedroom and a private rear garden. NO ONWARD CHAIN!

### **Agents Notes:**

\*Section 21- this vendor is a connected person to William H brown Estate Agents.

\*Grade II listed

\*Timber frame construction

### **Lounge/Diner**

Stunning, open plan lounge with a solid wood front door to entry, double glazed window to the front, stone flooring, under floor heating throughout, a fireplace with gas fire installed, cabinets, a storage cupboard, a boxed in TV, wall hung lights, TV point, an understairs storage cupboard, down lighters, exposed beams and supports, a glass balustrade leading to the staircase to the 1st floor and frosted glass leading to the kitchen, allowing in ample natural light.

### **Kitchen**

Long, sweeping, L shaped kitchen with ample storage space, stone flooring, under floor heating in parts, eye and base level units in cream with walnut effect worktop surfaces, a black circular sink plus drainer and standalone chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a fridge, freezer and washing machine, a gas fired boiler, a feature clad wall, double glazed stable doors leading to the garden, a fitted wine rack, frosted glass leading to the lounge and an internal window to the lounge.

### **First Floor Landing**

Double glazed window to the side, carpet flooring, spotlights, exposed beams and supports.

### **Master Bedroom**

Double glazed window to the front, with countryside views down Ravens Way, one radiator, an airing cupboard, carpet flooring, exposed beams and supports, down lighters and loft hatch.

### **Bedroom Two**

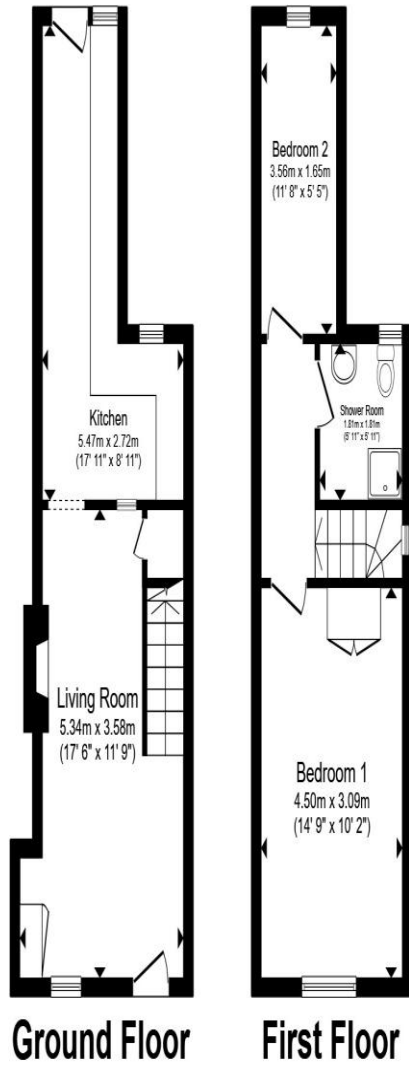
Double glazed window to the rear, carpet flooring and one radiator.

### **Wet Room**

A fitted shower, stone effect flooring, fully tiled walls, wash hand basin with chrome mixer tap, enclosed WC, chrome heated towel rail, spotlights, extractor fan and frosted double glazed window to the rear.

### **Outside: Rear Garden**

Fully enclosed rear garden with a right of way leading to the front of the property, fitted lighting, a large, block paved seating area, an outside tap, a raised decking area to the rear, Acer trees, raised flower beds, mature borders, a shed and a lopped tree. This garden is relatively un-overlooked and benefits from the afternoon sunshine.



Total floor area 57.9 m<sup>2</sup> (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Benton Street,**  
**Hadleigh, Ipswich**

- No onward chain
- Grade II listed two bedroom cottage
- Large lounge/diner with gas fire
- Fully fitted kitchen
- Impressive master bedroom with countryside views

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

**£250,000**



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Property Ref:  
IPS121600 - 0002

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