



**Connells**

George Street  
Hadleigh Ipswich



## Property Description

Connells are pleased to bring to market this extended four bedroom well established property situated in the heart of popular village of Hadleigh. The property comprises of a spacious lounge, open plan kitchen/diner, a ground floor cloakroom, boot room, four bedrooms on the first floor, potential bathroom and shower room. Externally the cottage has a large 70 ft rear garden.

Hadleigh is an ancient market town in South Suffolk situated next to the River Brett between the larger towns of Sudbury and Ipswich. The town has many amenities including shops, pubs, churches, schools and outdoor recreational facilities.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance

The main entrance door is accessed at the side of the property via a wooden gate and gives access to:

## Entrance Hallway

The hallway has access to a boot room with shoe cupboard, radiator and window to side and into cloakroom.

## Cloakroom

Window to rear and comprises of vanity wash hand basin, close coupled low-level w/c and boiler.

## Lounge

Bi-fold doors to rear and double windows to side and under floor heating to all ground floor.

## Kitchen/ Diner

Window to front and a selection of wall and base level units with a 1 1/2 bowl sink drain unit, cooker point with extractor fan over.

There is a large dining area with brick health and log burner inset, space for fridge freezer, door to storage room with double glazed window to rear and plumbing for washing machine.

## First Floor Accommodation

Doors giving access to:

## Bedroom One

Double glazed window to rear, sloped ceiling sloped on both sides and radiator.

## Bedroom Two

Window to front which slopes on one side with radiator.

## Bedroom Three

Double glazed window to rear which slopes to one side and radiator.

## Bedroom Four

Window to front and loft access.

## Potential Bathroom

Previously a bathroom so potential to be re installed

## Shower Room

Comprises of a shower cubicle, vanity wash hand basin, low-level w/c and window to side.

## Outside

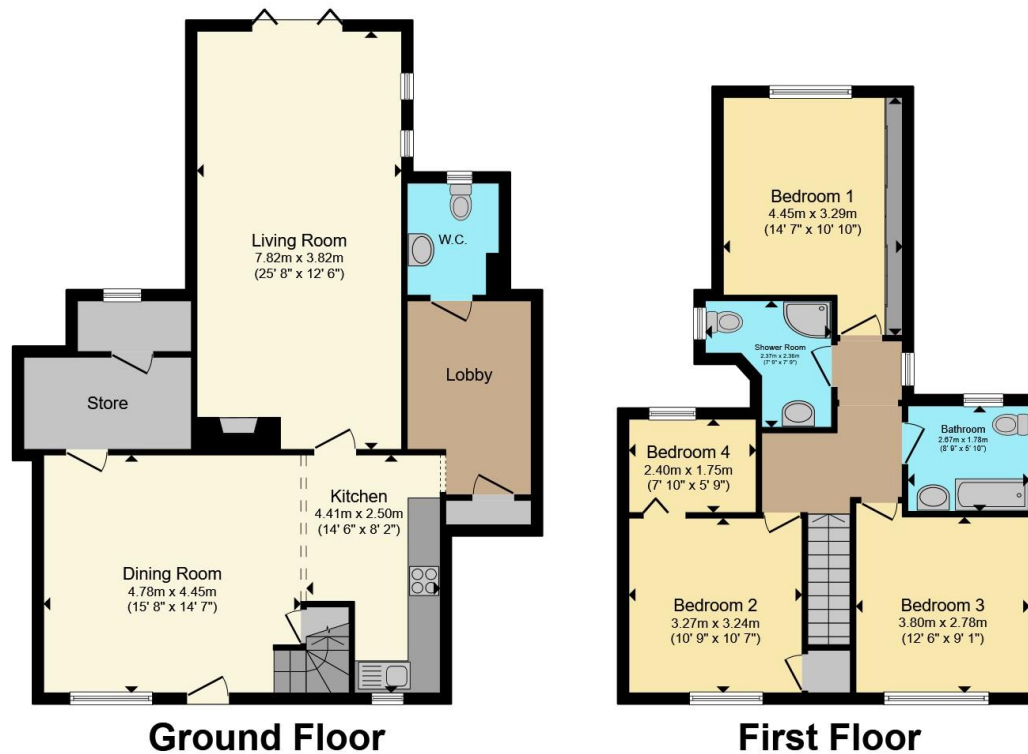
The rear garden is accessed from the side which is also shared with number 79.

The garden is mainly laid to lawn which is shaped with a shed to rear, fencing to boundaries and further decking area.

## Agent Notes

There is a flying freehold and the property is not listed.





Total floor area 143.1 m<sup>2</sup> (1,540 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)



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**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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