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6 Queen Street, Hadleigh
IP7 5DZ



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Set within the historic market town of Hadleigh this beautifully presented Grade II Listed property offers well-proportioned accommodation over three floors with three reception rooms, kitchen, utility room and five bedrooms, two of which have ensuite bathrooms in addition to the family bathroom.

Within close proximity to riverside walks 6 Queen Street enjoys a low-maintenance courtyard garden to the rear which has a historic right-of-way leading over the neighbours garden to provide side access.

- Grade II Listed Regency-style property
- Beautifully presented
- 5 bedrooms
- 2 en-suites and family bathroom
- 3 reception rooms
- Courtyard year garden
- Quiet location to town



The accommodation is composed of a solid door into the entrance hall with original style chequer-board tiled flooring and stairs to the first floor. Both the sitting room and dining area are set to the front with them both enjoying original wood flooring with ornate fireplaces, coving and substantial sash windows to the front aspect. The third reception room is currently used as an office but would be ideally suited as a snug or reading room. The kitchen is set to the rear and has work surface on three sides housing a butler sink with a drainer and providing a range of storage cupboards above and below the work surface and houses several integrated appliances. The kitchen is finished with an additional breakfast bar/island unit. The utility room has a countertop on two sides with an array of storage cupboards above and below incorporating a stainless steel sink with drainer inset and space for further white goods with a door leading to the courtyard garden. There is a cloakroom, situated in the utility, with a wash hand basin and wc.

The first floor landing provides access to three bedrooms in addition to the family bathroom. The main bedroom suite is set to the front, enjoying a substantial sash window, original wood flooring and feature fireplace. The ensuite bathroom has a three-piece suite with tiled surrounds and wall mounted radiator. Bedroom two is also set to the front with a sizable sash window and bedroom three is located to the rear alongside the bathroom which has a four-piece suite, tiled flooring and surrounds, a walk-in shower cubicle, wash hand basin, wc and bath along with a window to the rear.

The second floor has access to two further bedrooms, WC and loft room. The two bedrooms are currently utilised as further office spaces but would be ideally positioned as guest bedrooms.

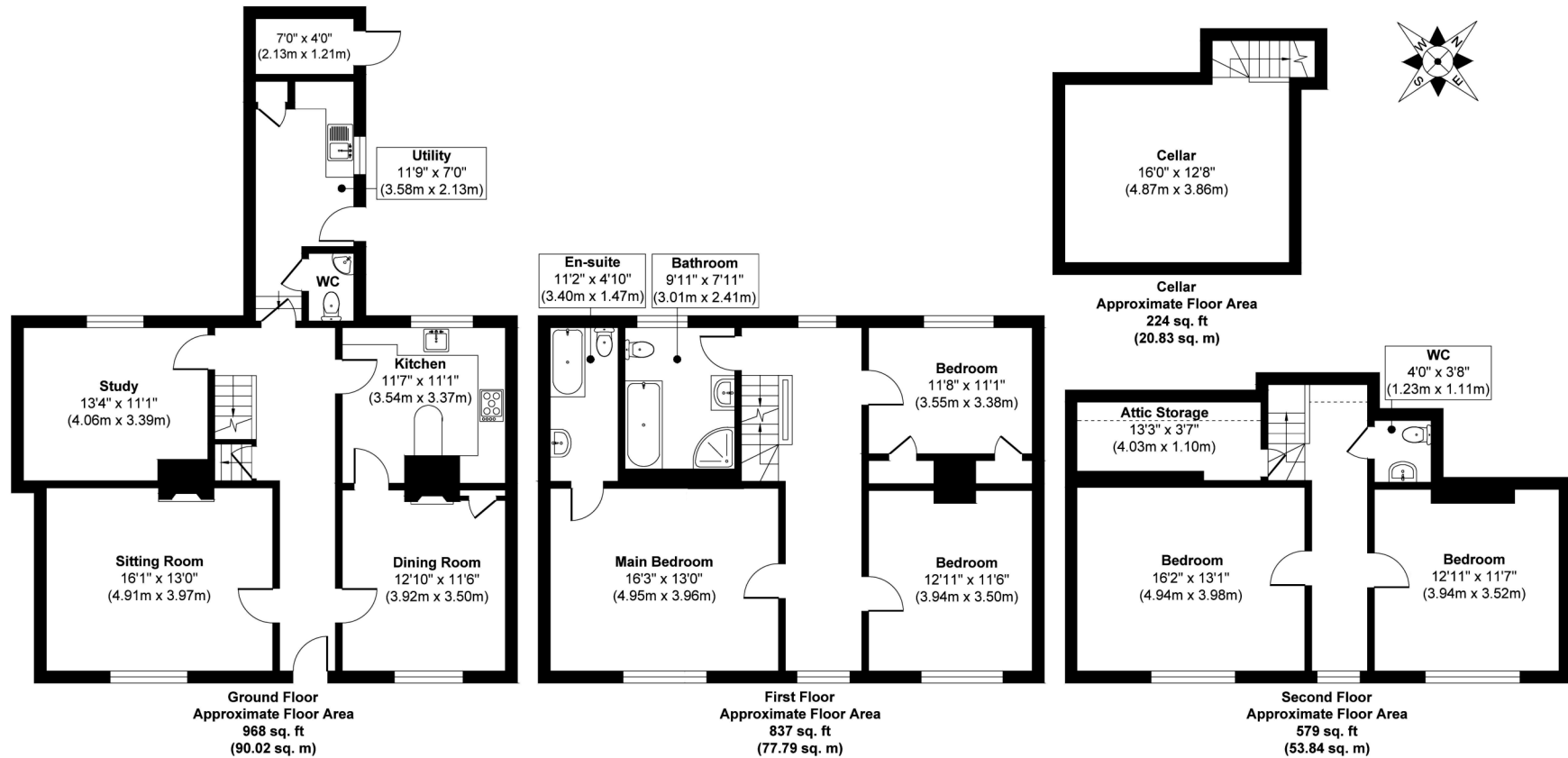
The property also benefits from a cellar accessed via stairs from the entrance hall. The cellar is a 'wet cellar' and currently would be best suited as storage.







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Approx. Gross Internal Floor Area 2608 sq. ft / 242.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

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Outside

The property benefits from on street parking to the front whilst the rear is composed of a low-maintenance courtyard garden. The garden itself benefits from a historic right-of-access over a neighbouring property.

Location

The highly desirable ancient market town of Hadleigh is situated next to the River Brett and lies between the market town of Sudbury and Ipswich. Hadleigh offers a wide range of shopping and leisure facilities which include public houses, restaurants, boutique shops, together with well-known supermarkets, leisure pool, doctor's surgery and local schools. The nearest train station is the branch line station at Sudbury approximately a 20-minute drive with hourly trains connecting to the main line at Marks Tey to London Liverpool Street station.

Directions

Using a Sat Nav please use the postcode as the point of origin. For further directions please contact a member of our sales team on 01787 327000

Important Information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - N/A

Our ref - OJG





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