



**End Cottage,
Hadleigh, Suffolk**

**DAVID
BURR**

End Cottage, 131a High Street, Hadleigh, Ipswich, Suffolk, IP7 5EJ

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's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A particularly well-presented Grade II listed period cottage situated at the end of the High Street in the historic market town of Hadleigh. Lying within convenient reach of local amenities, the property is presented to a high specification with period features throughout including exposed timber and stud work and period fireplaces.

A well-presented Grade II listed period cottage located within the thriving market town of Hadleigh, situated within convenient reach of local amenities, with period features throughout.

Part panel glazed entrance door opening to:

SITTING ROOM: With twelve pane sash window to front, exposed brick pavement flooring throughout and wall lighting. The focal point of the room is a cast stone fireplace and mantle over, cast iron range with flag stone hearth, radiator, and TV and telecoms points.

KITCHEN/LIVING ROOM: Fitted with a matching range of cream wall units with matching base units and solid granite preparation surfaces over, inset sink with brushed steel mixer tap above. Appliances include undercounter electric oven and gas hob over with filter hood above, fridge freezer and washing machine. Stairs rising to first floor with useful understairs storage cupboard.

MASTER BEDROOM: With twelve pane sash window to front, radiator and exposed timber work. A cast iron decorative fireplace with cast stone surround and hatch to loft.

BATHROOM: Fitted with close coupled WC, wash hand basin set within a tiled top unit, roll top bath with claw feet and mixer tap above with

shower attachment. Obscured glass window to rear, exposed stud work and radiator. Door to cupboard housing gas fired boiler.

Outside

A door from the kitchen leads to the rear private courtyard with brick steps up to the gravel seating area.

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

TENURE: Freehold

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

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

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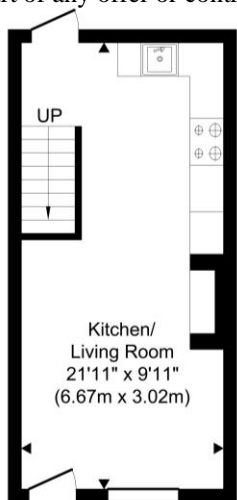
BROADBAND: Up to 68 Mbps (Source Ofcom).

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

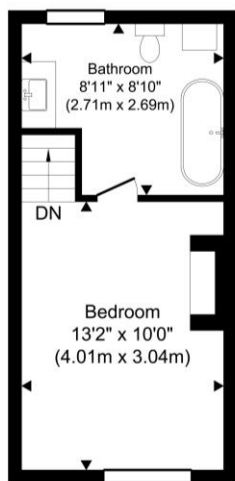
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
216.78 sq. ft.
(20.14 sq. m)



First Floor
Approximate Floor Area
216.78 sq. ft.
(20.14 sq. m)

TOTAL APPROX. FLOOR AREA 433.57 SQ.FT. (40.28 SQ.M.)
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