



**2 Gallows Hill
Hadleigh, Suffolk**

**DAVID
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2 Gallows Hill, Hadleigh, Ipswich, Suffolk, IP7 6DD

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 three-bedroom detached bungalow enjoying a centrally positioned location a short walk from the centre of the Suffolk market town of Hadleigh. Set back from Gallows Hill, the current accommodation comprises off a kitchen/breakfast room, separate sitting room and three double bedrooms and a family bathroom. Further benefits to the property include off-street parking and south-west facing gardens. Planning permission has been granted for a large extension to the rear of the property.

A three-bedroom detached bungalow enjoying a central village location a short walk from the historic market town of Hadleigh, benefitting from off-street parking, south-west facing gardens and planning permission granted to extend to the rear of the property.

UPVC door opening to:

ENTRANCE PORCH: 4' 3" x 3' 3" (1.32m x 1.01m) With window to side and door opening to:

ENTRANCE HALL: With UPVC door, hatch to loft and wooden floorboards throughout and door to:

SITTING ROOM: 11' 6" (13' 3") x 14' 7" (3.51m (into bay 4.05m) x 4.44m) With window to side, five pane curved bay window to front, coving, radiator, and wooden floorboards throughout.

KITCHEN/BREAKFAST ROOM: 11' 4" x 11' 11" (3.45m x 3.63m) Fitted with a matching range of base and wall units, preparation surfaces over and tiled flooring throughout. Inset stainless steel one and a half bowl sink unit with mixer tap above, Bosch electric oven with induction hob, Cooke and Lewis extractor hood above and tiled splashbacks. Space and plumbing for washing machine/dryer, fridge/freezer and cupboard housing gas fired boiler, window to side and french doors to rear.

BEDROOM 2: 10' 11" (12' 8") x 11' 11" (3.35m (into bay 3.87m) x 3.62m) With five pane curved bay window to front, coving and wooden floorboards throughout.

SHOWER ROOM: 8' 2" x 6' 3" (2.50m x 1.90m) Partly tiled and fitted with close coupled WC, vanity unit with inset wash hand basin and mixer tap above, radiator and separate shower cubicle with sliding glass door and shower attachment. Obscured glass window to rear.

BEDROOM 3: 8' 0" x 12' 0" (2.43m x 3.65m) With window to side, radiator, and wooden floorboards throughout.

BEDROOM 1: 11' 11" x 12' 5" (3.62m x 3.78m) With window to front and side, radiator and wooden flooring throughout.

Outside

The property is set back from Gallows Hill and is approached via a gravel driveway providing space for approximately five vehicles. With both

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fence and hedge line border and lawn to front, access is provided to the rear gardens along both sides of the property.

The rear gardens comprise of a rear decking area with pergola, single expanse of lawn with fence line border and established shrubs and trees with a timber framed external store.

AGENTS NOTE: Planning permission was granted in August 2022 for an extension to the rear of the property, details of which can be viewed at www.planning.baberghmidsuffolk.gov.uk, application reference number DC/22/03283.

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

WHAT3WORDS: ///staples.texts.crate

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

BROADBAND: Up to 46 Mbps (Source Ofcom).

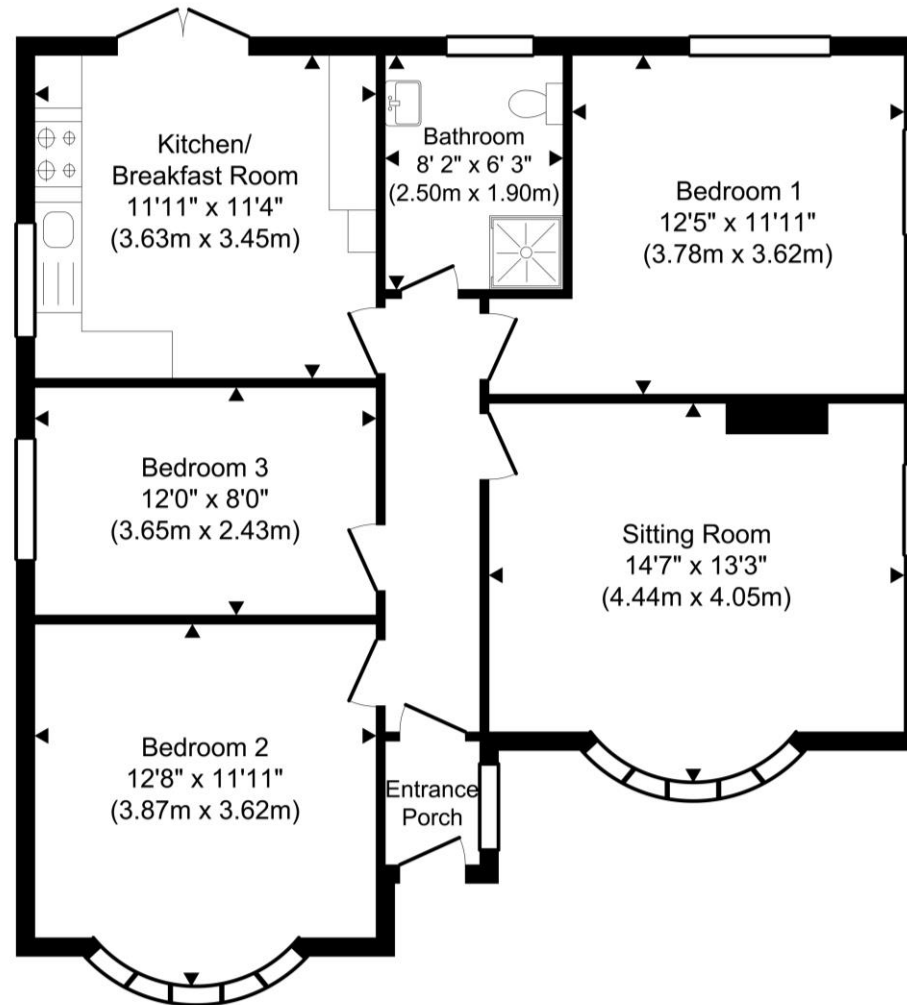
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

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.



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Ground Floor
Approximate Floor Area
844.53 sq. ft.
(78.46 sq. m)

TOTAL APPROX. FLOOR AREA 844.53 SQ.FT. (78.46 SQ.M.)

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