



**17 Gallows Hill
Hadleigh, Ipswich, Suffolk**

**DAVID
BURR**



17 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 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).

An extended four-bedroom Victorian semi-detached property located a short walk from the centre of the popular market town of Hadleigh. Comprehensively refurbished whilst retaining many original features, this impressive family home boasts accommodation in the region of 2,240 sq. ft arranged over three floors. The property blends Victorian character with a contemporary single storey rear extension, original features include bay windows, picture rails, Victorian fireplaces, strip pine flooring, sash window and deep skirting. Further benefits include an established west facing rear garden, off street parking and rear access on to Castle Road.

An extending four bedroom semi-detached Victorian property subject to a recent program of refurbishment retaining a wealth of individual character features with off street parking.

Original door with stain glass windows opening to:

ENTRANCE HALL: Strip pine flooring throughout, deep skirting and staircase off. Door to:

SITTING ROOM: 3 bay sash windows overlooking the front, deep skirting, picture rail and central cast iron Victorian fireplace with tiled hearth, wooden surround and mantle over.

SNUG: Enjoying a central position within the property providing a versatile reception room with strip pine flooring, picture rail, deep skirting and a central Victorian fireplace with hearth, surround and mantle over. Double doors open to the breakfast room:

DINING ROOM: With part tongue and grooved panelling, dado rail, strip pine flooring and central Victorian fireplace. Window to the side and oak topped unit with opening to the side.

KITCHEN: Fitted with a matching range of soft closed wooden grain fronted base units with chrome handles and oak worktops above. Bespoke butler sink unit with mixer tap over and window to the side. Four door Rangemaster oven with five ring hob, plate warmer and extractor hood above. Fitted appliances within the kitchen include dishwasher and wine cooler. Useful wall units to rear, slimline light fixtures and LED spotlights. Oak topped central breakfast bar and opening to:

BREAKFAST/GARDEN ROOM: Linking the original Victorian property with contemporary additions. This room enjoys a distinct open plan aspect with the kitchen and includes a skylight and west facing bi-folding doors opening to the garden. Tiled flooring throughout and feature brick wall.

UTILITY ROOM: Fitted with a matching range of wall and base units with oak worktops. Space and plumbing for an American style fridge-freezer, washing machine and dryer. Useful store, door to garden and further door to:

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CLOAKROOM: Tiled flooring throughout and fitted with a ceramic WC and corner wash hand basin.

CELLAR: A single chamber with light and power connected.

First Floor

LANDING: Strip wooden flooring, deep skirting and door to:

MASTER BEDROOM: Sash window to the front, picture rail, fitted wardrobes and useful storage. Central Victorian fireplace with wooden surround and mantle over.

BEDROOM 2: Sash window to the rear affording a westerly aspect with views over the garden. Fitted wardrobes and picture rail.

LANDING: Doors to a useful linen cupboard with useful fitted shelving. Doors to:

BEDROOM 3: Sash window to the rear affording a westerly aspect over the rear gardens. Strip pine flooring, picture rail and deep skirting.

FAMILY BATHROOM: Principally tiled with tongue and groove panelling and fitted with a ceramic WC, pedestal wash hand basin and claw foot roll top bath with chrome shower attachment over. Clouded glazed sash window to side.

SHOWER ROOM: Principally tiled and fitted with corner ceramic WC, wash hand basin and corner shower unit with chrome shower attachment. With sash window to front.

Second Floor

LANDING: Velux to the rear affording elevated views over the gardens and surrounding land. Suffolk latch door to:

BEDROOM 4: With recessed wardrobe unit and Velux window to the rear affording views over the surrounding land.

STORAGE ROOM: Housing a pressurised water system and gas fired boiler. Room for additional storage

Outside

Situated on Gallows Hill this extended Victorian semi-detached property has retained features including a brick bordered wall to the front, a central flower bed and mosaic path leading to the gated side access.

The rear gardens offer considerable privacy with an established border to both sides, a coy carp pond and brick paved rear terrace. Gated rear access marks the boundary at the foot of the garden with access retained on to Castle Road.

Two **OFF STREET PARKING SPACES** will be retained immediately to the rear of the garden with vehicular access to Castle Road.

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

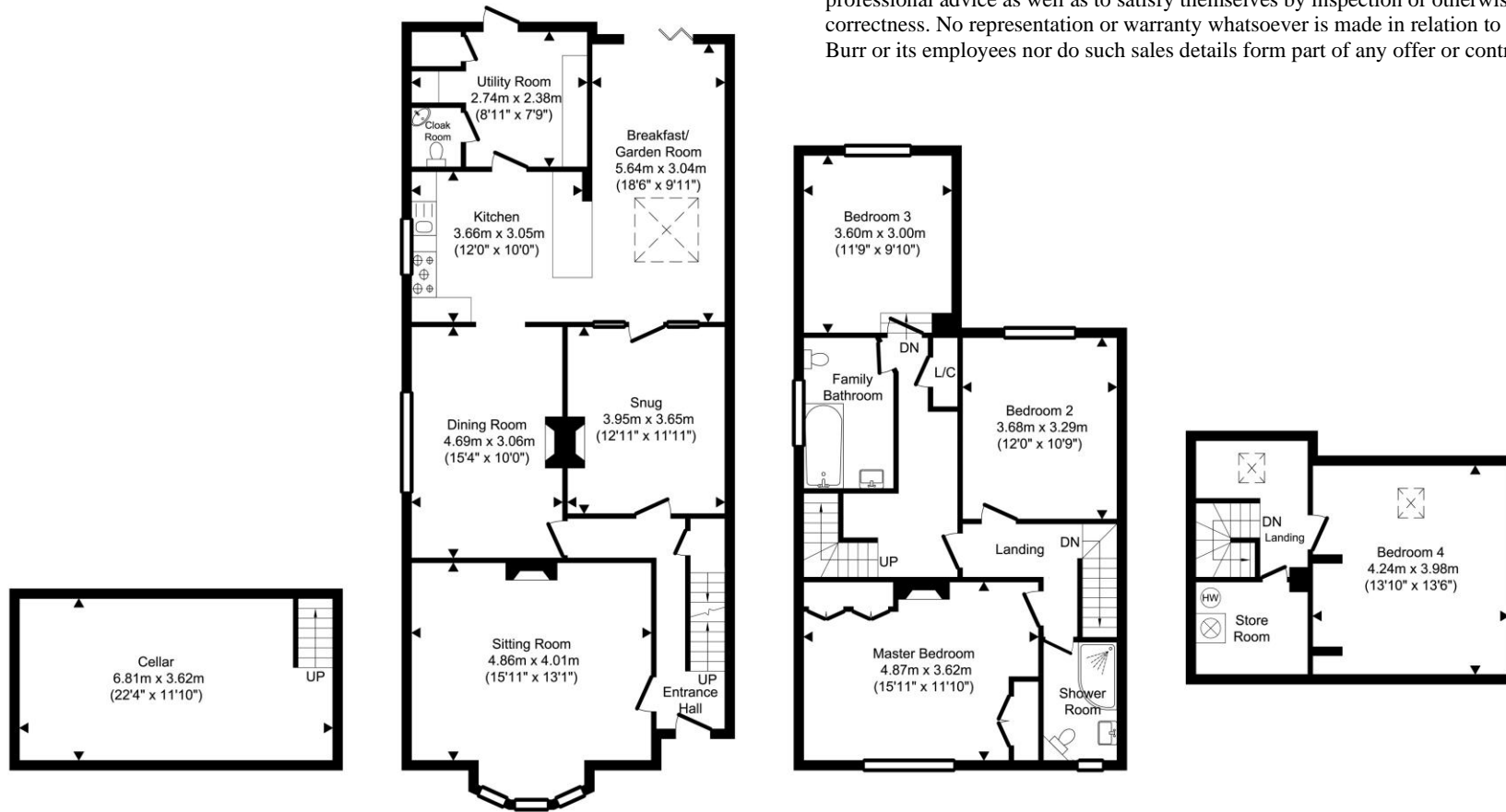
EPC: Band D

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Cellar
Approximate Floor Area
224.42 sq. ft.
(20.85 sq. m)

Ground Floor
Approximate Floor Area
1009.44 sq. ft.
(93.78 sq. m)

First Floor
Approximate Floor Area
705.89 sq. ft.
(65.58 sq. m)

Second Floor
Approximate Floor Area
302.03 sq. ft.
(28.06 sq. m)

TOTAL APPROX. FLOOR AREA 208.27 SQ.M. (2241.80 SQ.FT.)

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