



**New Build behind 115 Benton Street
Hadleigh, Suffolk**

**DAVID
BURR**



New Build behind 115 Benton Street, Hadleigh, Ipswich, Suffolk, IP7 5AR

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).

Tucked away behind a picturesque street scene characterised by listed buildings and heritage assets is a three bedroom (one en-suite) high specification new home completely hidden from view, tucked away on a private setting yet a short walk from the centre of the historic market town of Hadleigh. Approached by a driveway widening to incorporate a parking area with space for approximately five vehicles and further enhanced by a garage complete with black accoya wood double doors and part featheredge wood cladding. Set behind a distinctive soft brick red exterior with a hand made peg tile roofline complete with ten photovoltaic solar panels, a porcelain front terrace and double glazed hardwood full height sliding panel doors. Notable further attributes include an air source heat pump, mechanical ventilation with heat recovery system which distributes fresh filtered air throughout the building whilst retaining the previously utilised heating energy. Internally, the property offers a principally open plan aspect with underfloor heating throughout, engineered oak flooring, a quartz topped bespoke kitchen with cookology with four ring hob with a central extraction system, part vaulted roofline, brushed brass socket facings and a corian topped utility room. With oak internal doors, LED spotlights and high specification sensor kit, family bathroom suite, three double bedrooms and a complementing en-suite shower room to the principal bedroom. Enveloped by wrap around gardens with a 6ft fence line border, established hedge line to side and rear and enjoying a private, tucked away setting yet within walking distance of the town centre with its range of amenities and facilities.

A high specification three bedroom (one e-suite) detached property set back and enjoying a private position within walking distance of the centre of the market town of Hadleigh

A porcelain tiled terrace approaches a reinforced hardwood clad security door opens to:

ENTRANCE HALL: 14'9" x 9'9" (4.55m x 3.02m narrowing to 2.06m) With engineered oak flooring throughout, brushed brass light fittings and distinctive wall features, underfloor heating and oak internal door to:

KITCHEN/DINING ROOM: 30'4" x 19'8" (9.27m x 6.04m narrowing to 4.04m) Set beneath a part vaulted roofline and finished with an extensive range of shaker style base and wall units with quartz preparation surfaces over and upstands above. Karen Fenix stainless steel single sink unit with vegetable drainer to side and integrated appliances include a Cookology four ring ceramic hob with central base level extraction, full

height fridge/freezer with humidity control and integrated dishwasher. The central quartz topped peninsular units provide a range of integrated base units with lined internal soft close finish, outstanding aspect across the front terrace and gardens and a substantial dining/entertaining area set beneath a vaulted roofline with exposed timber crossbeams, LED lighting and casement window range to side. The panel glazed hard wood full height screening and doors across the front elevation are an outstanding feature allowing a wealth of natural light and considerable privacy. A double oven and microwave will be integrated. Oak door to:

UTILITY ROOM: 11'6 x 6'0" (3.55m x 1.84m) Fitted with a matching range of base and wall units with quartz preparation surfaces, single sink unit and range of both base and wall level storage solutions. Engineered

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oak flooring throughout and half height panel glazed hard wood clad security door opening to rear gardens. LED spotlights. Space and plumbing for a double stack washing machine and tumble dryer.

BEDROOM 1: 12'9" x 12'8" (3.93m x 3.89m) With four panel width of casement windows to front, lights with mid-level switches, brushed brass electricity points below and fully carpeted finish. Oak internal door opening to:

EN-SUITE SHOWER ROOM: 8'8" x 3'2" (2.67m x 0.99m) Fitted with wall hung ceramic WC, wash hand basin within a floating unit and distinctively tiled, well-finished shower with mounted and handheld shower attachment. LED spotlights and extraction point above.

BEDROOM 2: 12'9" x 9'4" (3.92m x 2.87m) A substantial double bedroom set to the rear of the property with casement window range to side affording an aspect across the rear gardens, lights and fully carpeted finish.

BEDROOM 3: 10'8" x 9'4" (3.30m x 2.85m) With casement window to rear, two wall lights and heat recovery venting point. Casement window range to rear.

FAMILY BATHROOM: 8'6" x 7'1" (2.64m x 2.15m) Fitted with wall hung ceramic WC, oval ceramic wash hand basin within a floating unit and bath with fully tiled, separately screened shower area with mounted shower head, separate shower attachment, LED lighting and heat recovery system.

CLOAKROOM: 5'8" x 3'2" (1.78m x 0.97m) Fitted with wall hung WC, wash hand basin within a fitted base unit and engineered oak flooring throughout.

Outside

Set at the foot of an access road, the front of which is shared with a single other property, the parking area widens to incorporate space for approximately five vehicles. The porcelain terrace is bordered by an expanse of garden which is enhanced by a range of mature trees, an apple tree, border hedging and 6ft fence line to front, side and rear.

A walkway continues to the rear of the property providing access to a further area of gardens and the garage with a side access afforded to both wings of this rarely available market opportunity.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Airsource heat pump and mechanical ventilation heat recovery system.
NOTE: None of these services have been tested by the agent.

EPC RATING: Pending report.

WHAT3WORDS: ///mailers.hobby.protects

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

BROADBAND: Up to 47 Mbps (Source Ofcom).

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

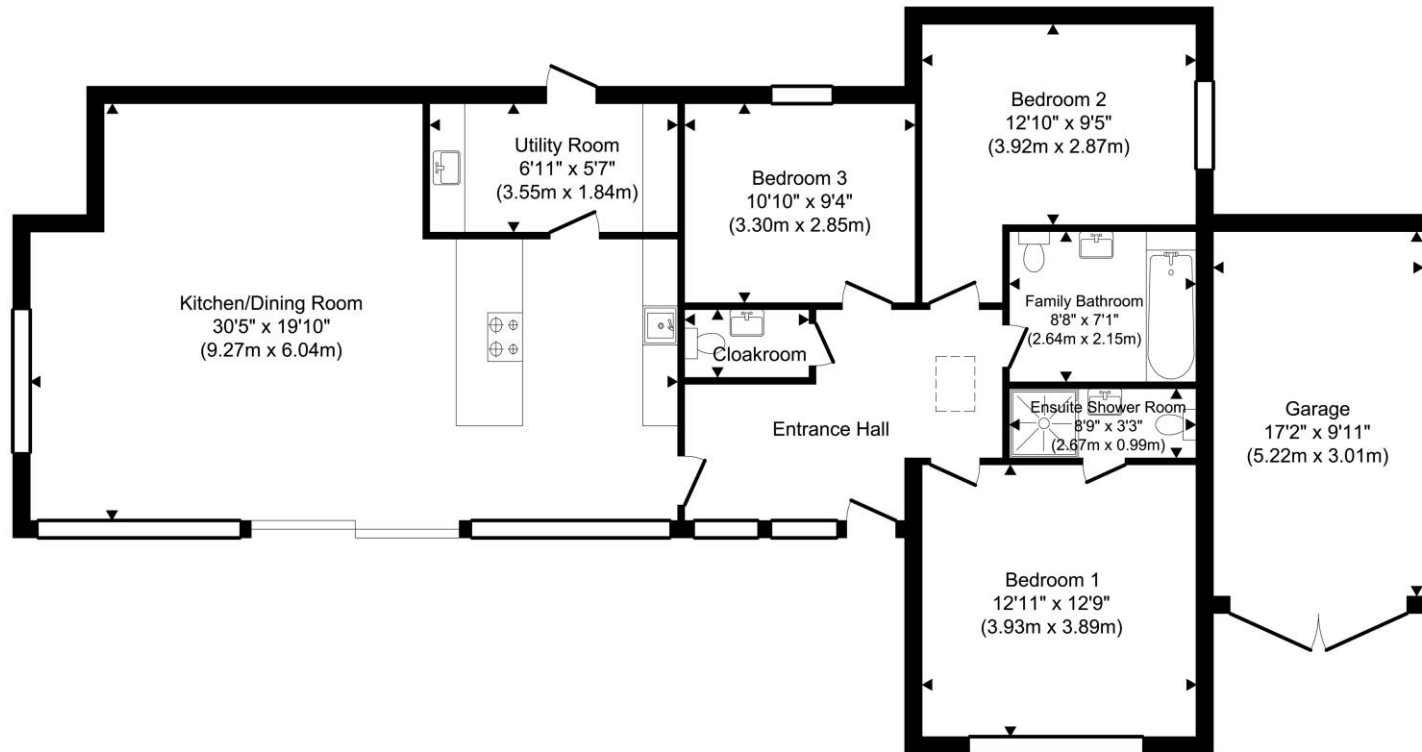
VIEWING: Strictly by prior appointment only through DAVID BURR.

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No

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TOTAL APPROX. FLOOR AREA 1413.30 SQ.FT. (131.30 SQ.M.)

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