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# 1 Benton Street, Hadleigh, Ipswich, IP7 5AR

## £290,000

### About the property

Deceptively spacious and full of character, this beautifully presented two-bedroom Grade II listed period cottage is believed to date back to the 17th century and offers far more accommodation than first impressions suggest. Bursting with charm, the property features some exposed beams, oak flooring and traditional wooden latch doors. The accommodation includes a cosy living room with fireplace and wood-burning stove, an inner hall with useful downstairs WC, and a light, bright and spacious kitchen/diner with wooden cabinets, ample worktop space and room for a table and chairs. A stable-style door with a cottage-style windows opens into a delightful garden room, complete with a radiator and brick flooring making it a comfortable year-round space. To the first floor is a generous landing leading to two double bedrooms, one to the front and one overlooking the rear garden, along with a bathroom suite.

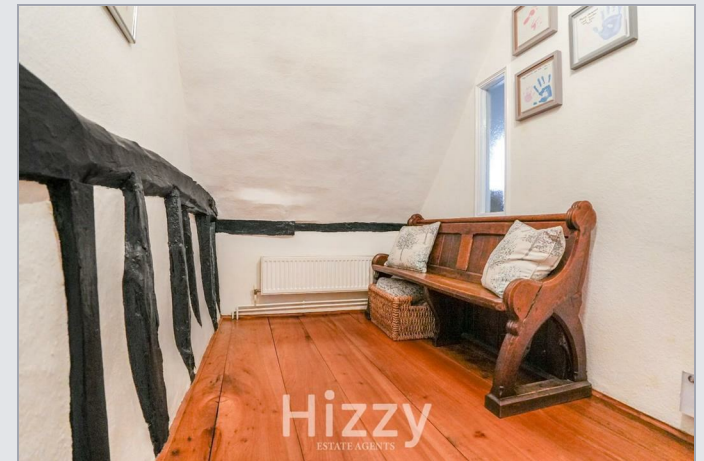
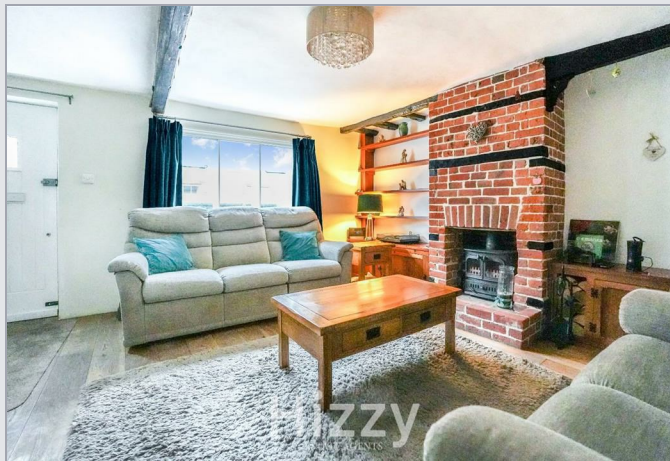
### Outside

Outside, the cottage enjoys a convenient position on the edge of the High Street, ideal for making full use of Hadleigh's shops and

local amenities. The rear garden is a pretty cottage-style space, mainly laid to lawn with established shrubs and trees, and includes a garden shed. The property also benefits from rear access across numbers 3 and 5.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///wires.romantics.tilting](https://www.what3words.com////wires.romantics.tilting). Broadband download speed up to 80mbps and upload speed up to 20mbps (source Ofcom). Mobile Network, Vodafone and O2, good outdoor and in the home. Three variable outdoor and EE good outdoor and variable in home. . Please Note that no services have been tested by the agents.







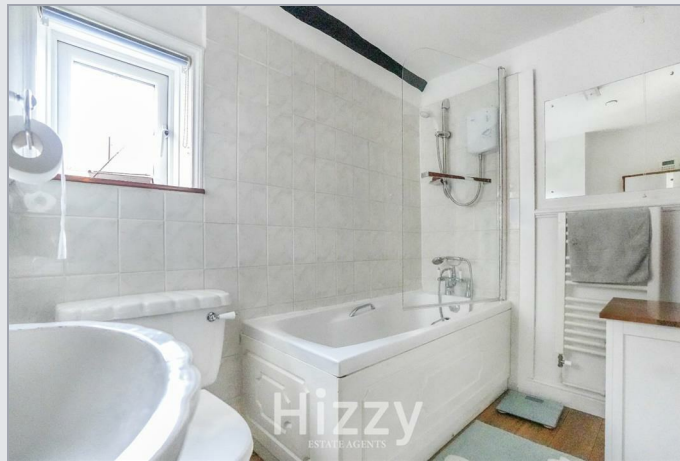
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- Deceptively spacious Grade II listed cottage
- Living room with fireplace and wood-burning stove
- Two generous double bedrooms and first-floor bathroom

- Believed to date back to the 17th century
- Light and spacious kitchen/diner
- Pretty cottage-style rear garden with shrubs and trees

- Beautifully presented with character features
- Attractive garden room suitable for year-round use
- Edge-of-High-Street position close to shops and amenities



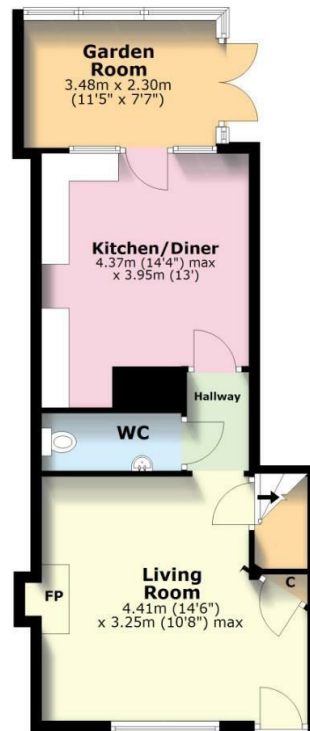




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## Ground Floor



Total area: approx. 87.0 sq. metres (936.8 sq. feet)  
 The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
 Plan produced using PlanUp.

## First Floor

