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## 7 Chapel Street, Bildeston, IP7 7EP

### £350,000

#### About the property

An extended three storey Grade II listed house overlooking the village square.

The property, which is larger than first appearances would suggest and is thought to be of Tudor origin, offers good size accommodation along with many exposed timbers & an attractive inglenook fireplace. The ground floor comprises entrance hall with a tiled floor, living room to the front with a fireplace and wood burner, WC & kitchen/diner with door & views over the rear garden. The dining area provides enough space for a decent sized table & chairs and also includes useful built in full height storage cupboards to one wall. The stylish kitchen includes a range of wall and base level cabinets with wood work tops and fitted electric hob and oven. There are 3 bedrooms on the first floor, with the principle enjoying the benefit of an ensuite shower room and the other two having pleasant views over the village square. The 4th bedroom is located on the second floor and includes an impressive beamed vaulted ceiling along with useful study. Offered with NO CHAIN DELAY.

#### Outside

The south facing rear garden is laid primarily to lawn & enclosed by red brick walls. The garden includes a selection of mature trees and shrubs and a brick patio terrace. There is a timber storage shed to the rear of the garden.

#### Useful info

All main services are connected except for gas. The downstairs has electric underfloor heating with electric heaters upstairs (not tested by the agents). Band D council tax rating with the local authority being Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///matchbox.camped.faced](https://www.what3words.com/?w3=matchbox.camped.faced). Broadband download speed up to 80mbps and upload speed up to 20mbps (source Ofcom). Mobile outdoor coverage good on Three and EE and variable on O2. Outdoor coverage likely on all networks (source Ofcom).

#### Location

Bildeston is around 5 miles from the market town of Hadleigh. The village is well served by a thriving Post Office/General Stores, Doctor's Surgery, Primary School, Bildeston Crown and the nearby Hollow Trees Farm Shop.









- Attractive Tudor Grade II Listed Cottage
- South Facing Rear Garden
- Exposed Timbers & Inglenook Fireplace

- Offered with No Chain Delay
- Four Bedrooms
- Living Room with Wood Burner

- Overlooking Bildeston's Market Square
- Bathroom, Ensuite & WC
- Stylish Kitchen/Diner









## Floor Plan



Total area: approx. 143.6 sq. metres (1546.1 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

## EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101  
[hello@hizzyproperty.co.uk](mailto:hello@hizzyproperty.co.uk)