



Hizzy
ESTATE AGENTS

93 George Street, Hadleigh, IP7 5BP

£325,000

About the property

At first glance, few would guess what lies beyond the front door. This beautifully restored Grade II Listed 17th Century cottage reveals a surprisingly spacious interior, where stylish presentation, original character and modern comforts come together to create a truly special home. The current owner has undertaken an extensive programme of improvement, carefully restoring and enhancing the property whilst remaining sympathetic to its heritage. The result is a home that successfully retains all the charm and character expected of a period cottage, yet feels wonderfully suited to modern-day living. Enhanced by notably high ceilings throughout, the accommodation offers a surprising sense of space rarely found in cottages of this nature. The accommodation begins with a useful entrance porch leading into a superb living and dining room. Rich in character, this inviting space features exposed beams, a central fireplace and staircase rising to the first floor, creating a warm and welcoming heart to the home. To the rear, the kitchen extends across the width of the property and is fitted with an extensive range of cabinets and drawers, generous work surface space and a useful breakfast bar. A rear lobby provides access to the sunny rear garden and the bathroom, fitted with a white suite comprising a bath with shower over. Upstairs, the staircase adopts a more contemporary design, leading to an attractive landing which serves two generous double bedrooms. The principal bedroom is undoubtedly a standout feature of the home, offering an impressive and unexpectedly spacious retreat with original oak flooring, fitted double wardrobes and additional built-in storage. Full of character and charm, it is a room that delivers a genuine wow factor. The second double bedroom enjoys a pleasant outlook over the rear garden. The property is also conveniently positioned within easy walking distance of Hadleigh's thriving High Street and its excellent range of amenities.

Outside

Outside, the property continues to impress with a beautifully landscaped rear garden enjoying a sunny aspect. Designed for both relaxation and low maintenance, the garden centres around an extensive decked terrace providing the perfect spot for outdoor dining or simply enjoying the sunshine. Well-stocked borders add colour and interest throughout the seasons, whilst the convenience of rear pedestrian access adds further practicality. To the rear sits an attractive detached garden room, offering a versatile space ideal as a home office, hobby room or peaceful retreat away from the main house. Although the cottage does not benefit from its own allocated parking space, parking can often be found close by, whilst Stonehouse Road Car Park provides an additional nearby option and benefits from EV charging facilities.

Useful info

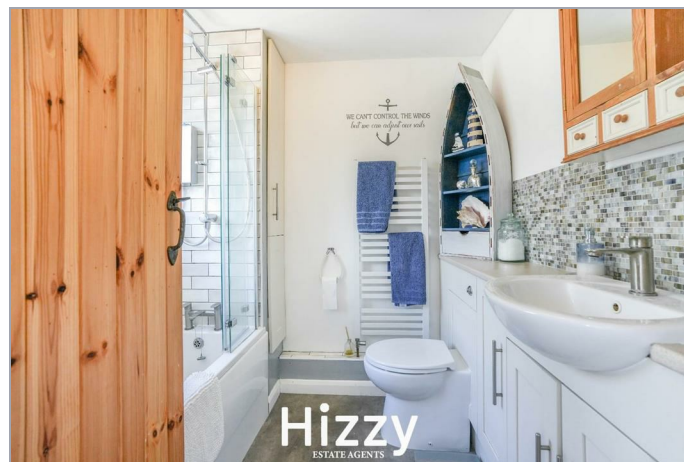
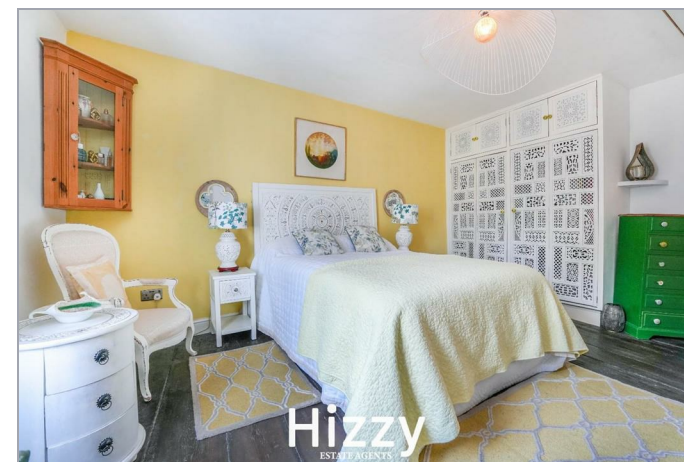
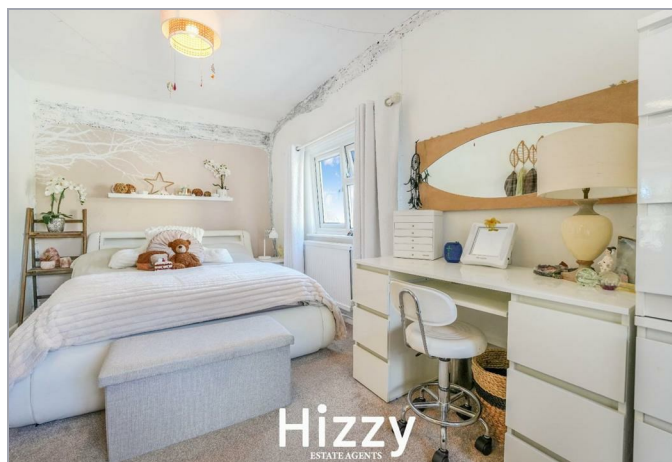
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///chemistry.skidding.plates. Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network coverage EE and O2 have good outdoor and variable in home coverage whilst Vodafone and Three have good outdoor coverage (Source Ofcom).





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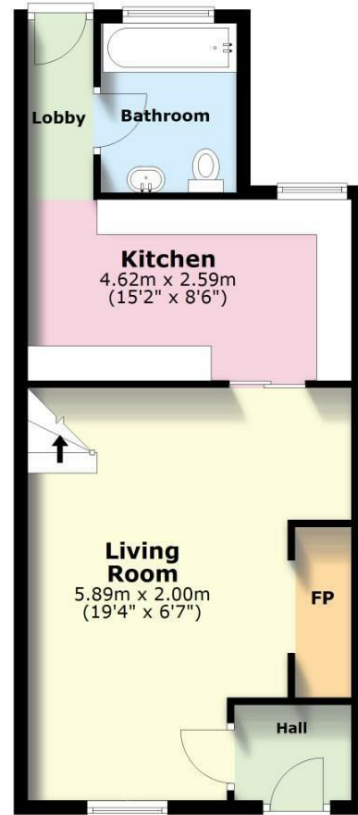
- Beautifully restored Grade II Listed cottage
- Sympathetically improved by the current owner
- Principal bedroom with genuine wow factor
- Surprisingly spacious throughout
- Characterful living/dining room with beams
- Sunny landscaped rear garden with rear access
- Stylish interiors with period character
- Two generous double bedrooms
- High ceilings enhancing the sense of space





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Ground Floor



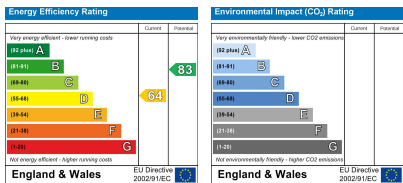
First Floor



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

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

EPC



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