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# 15 Station Yard, Hadleigh, IP7 5TG

## Guide price £400,000

### About the property

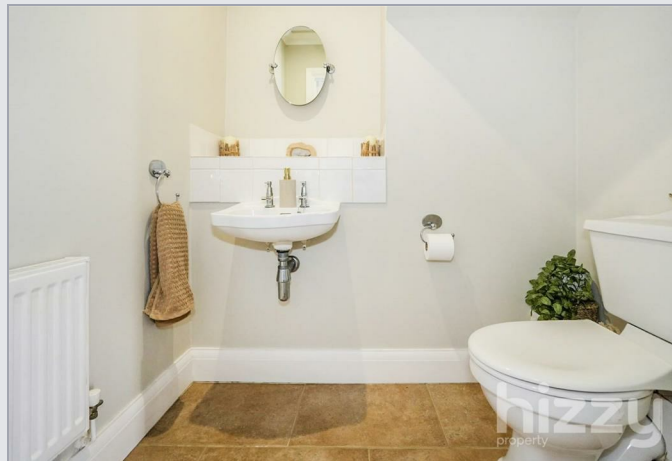
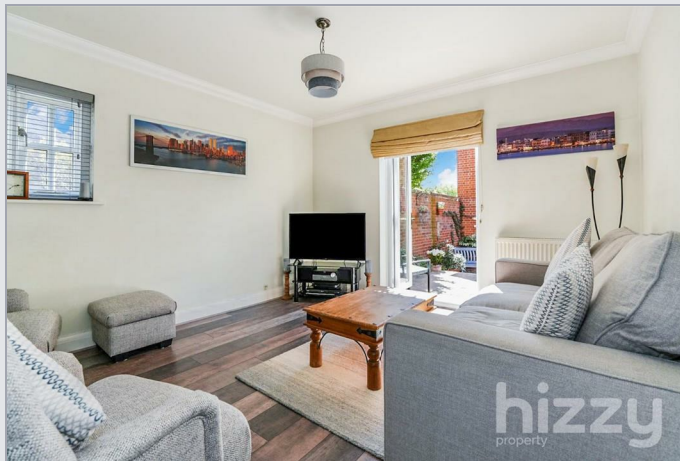
A spotless 4 bedroom townhouse forming part of the imaginative development on the former Wilsons Corn Mill site in Hadleigh. The property is offered for sale along with a double cart lodge located to the rear. The stylish accommodation flows well & has a bright and spacious feel with a contemporary theme running throughout. The living space includes a reception hall, downstairs WC, fitted kitchen with French doors opening into the garden room and a living/dining room. On the first floor there are two bedrooms, the larger of which has a "Juliette" style balcony with wrought iron railings along with its own en suite shower room. There is also a good size family bathroom. On the second floor there are a further two bedrooms, again with the larger benefiting from an en suite shower room. The loft is boarded and provides a useful storage space.

### Outside

The rear courtyard garden is a good size & arranged over two levels. Laid to stone with some raised beds, its of easy maintenance. The garden is enclosed by brick walls and has rear access to the parking area and double cart lodge via a secure gate.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "E" 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 [///fast.event.increment](https://www.what3words.com/@@@fast.event.increment) Broadband Download & Upload Speed: up to 1000 mbps. Mobile coverage indoors: Likely on O2 and limited on Vodafone and EE and no service on Three. Outdoor coverage likely on all networks (Source Ofcom).





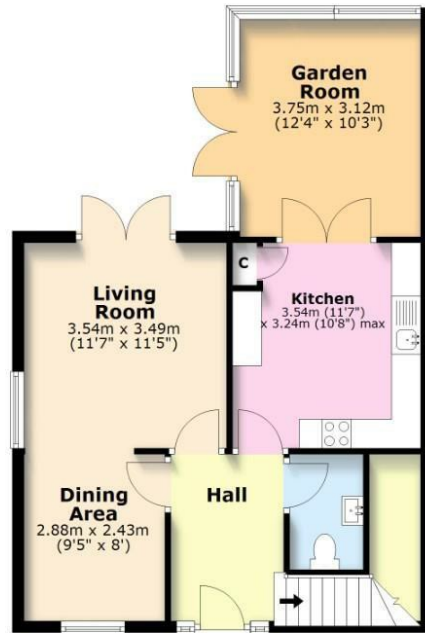
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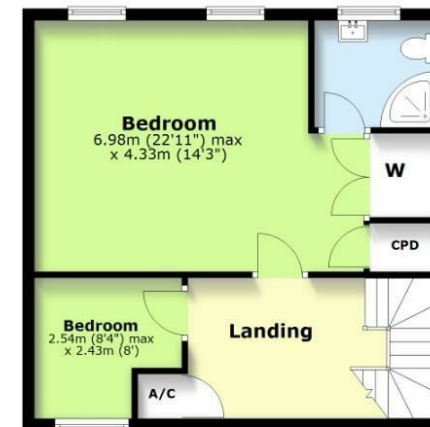
## Ground Floor



## First Floor



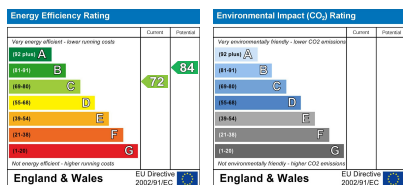
## Second Floor



Total area: approx. 150.1 sq. metres (1616.1 sq. feet)

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

## EPC



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