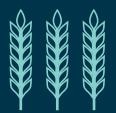




NEW BUILD TO THE REAR OF 115 BENTON STREET

Hadleigh

| Suffolk



Chapman Stickels

# NEW BUILD TO THE REAR OF 115 BENTON STREET, HADLEIGH, SUFFOLK, IP7 5AR

Hadleigh Town Centre - 0.5 miles

Manningtree Station - 9 miles

Ipswich - 10 miles

- Open plan kitchen / sitting / dining room •
- Utility / laundry room • Cloakroom •
- Three double bedrooms (with one ensuite) • Bathroom •
- Private gardens • Attached garage • Off-road parking •
- Secluded setting •
- Net internal area – 169 sq.m (1,253 sq.ft) •

## The Property

Located in the former rear gardens of a neighbouring listed building, the property is discreetly positioned to the end of a private driveway which gives an appealing approach.

This individual, single storey dwelling is attractively faced with soft red brick and part featheredge wood cladding, which gives a traditional feel to the build. The main hipped roof is of pantiles, with the higher front / section covered with hand-made peg tiles.

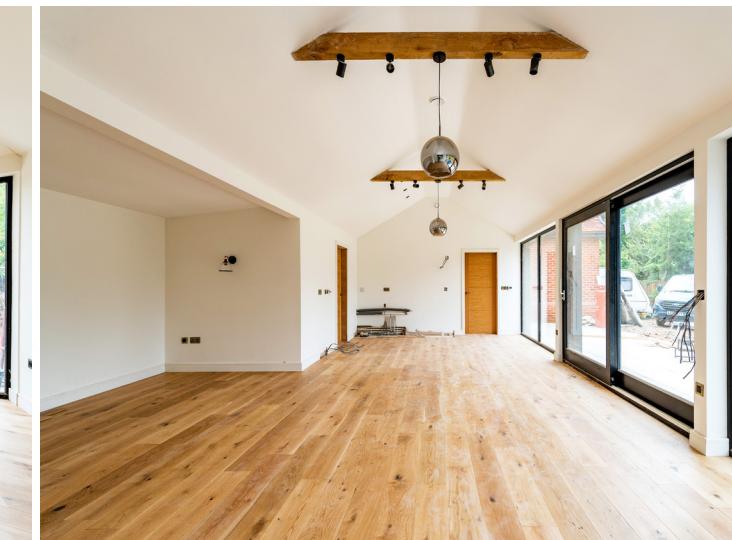
With extensive photovoltaic solar panels discreetly positioned on the southern part of the main roof, combined with the air source heat pump result in negligible running costs in comparison to traditional heating systems. Further 'mod cons' also include a Mechanical Ventilation with Heat Recovery (MVHR) which provides fresh filtered air into the building, whilst retaining most of the energy that has already been used in heating the house.

Internally, the kitchen and reception area caters for modern, open plan living with an extensive range of full height glazed doors which face south-west onto the raised patio of Indian sandstone.

The solid oak floor extends into the vaulted hall and inner hall, which leads to the three double bedrooms (with one ensuite) bathroom and separate cloakroom. The bathrooms will be finished to a stylish contemporary edge, with brushed brass taps and shower fittings. All internal doors are of solid oak.

Outside, the driveway is part shared with just one other property (115 Benton Street). The front part offers ample off-road parking which leads to the attached single garage with black accoya wood double doors. The garden chiefly extends to the north, and this area also provides a good deal of privacy and seclusion.

## A SUPERB SINGLE STOREY HOME COMPLETED TO THE HIGHEST SPECIFICATION TOGETHER WITH AMPLE OFF-ROAD PARKING, GARAGE AND SECLUDED GARDENS





## Location

The property is located some 0.5 miles south of Hadleigh town centre, and Benton Street consists of mainly individual properties of varying ages. Hadleigh itself is a very popular historic market town. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools.

## Services

Mains water and electricity, Air source heating, photovoltaic solar panels, underfloor heating. MVHR system as mentioned.

What3words: trap.spacing.paddlers

## Local Authority and Council Tax

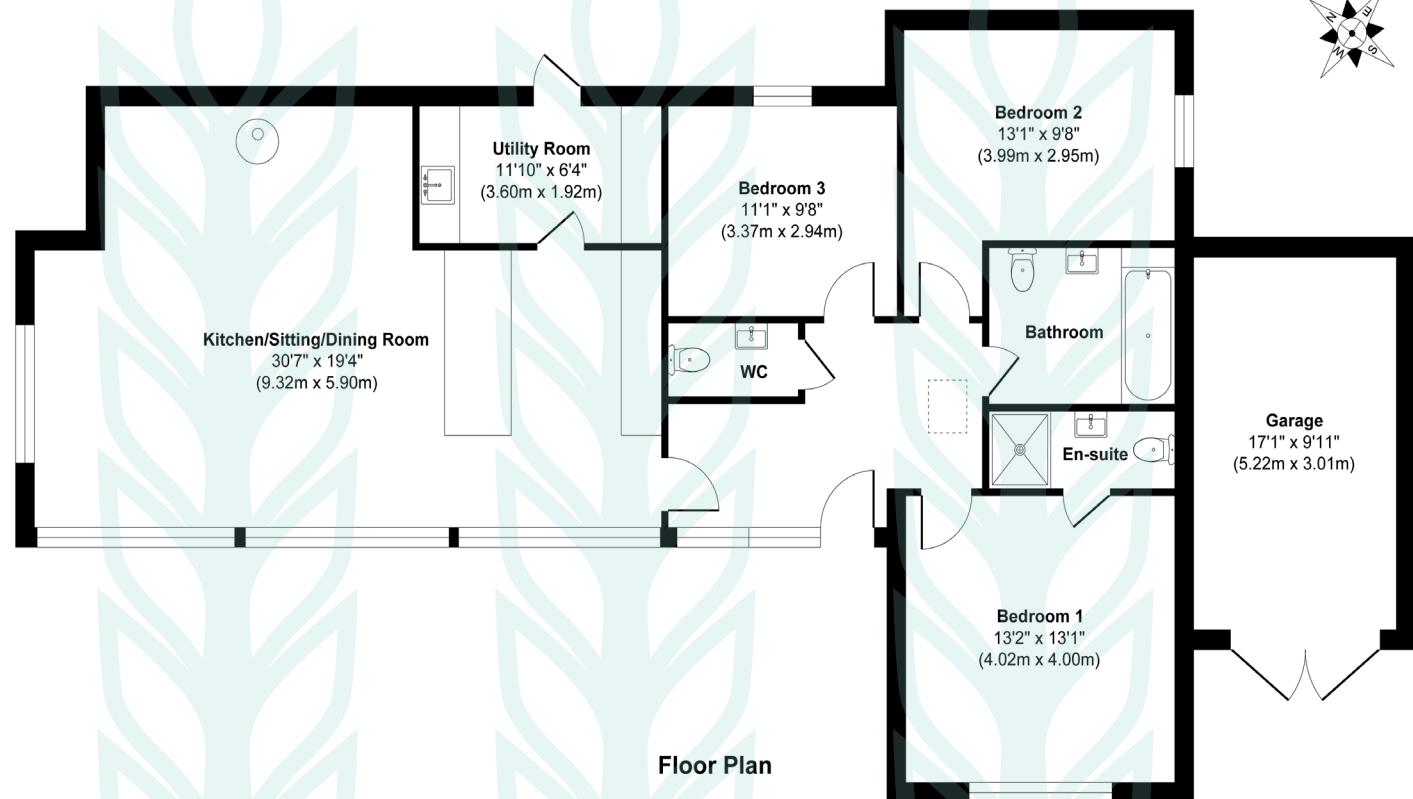
Babergh & Mid Suffolk District Council

TBA

## EPC Rating

TBA

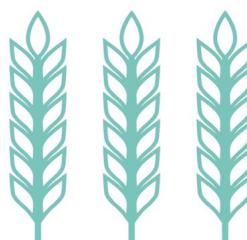
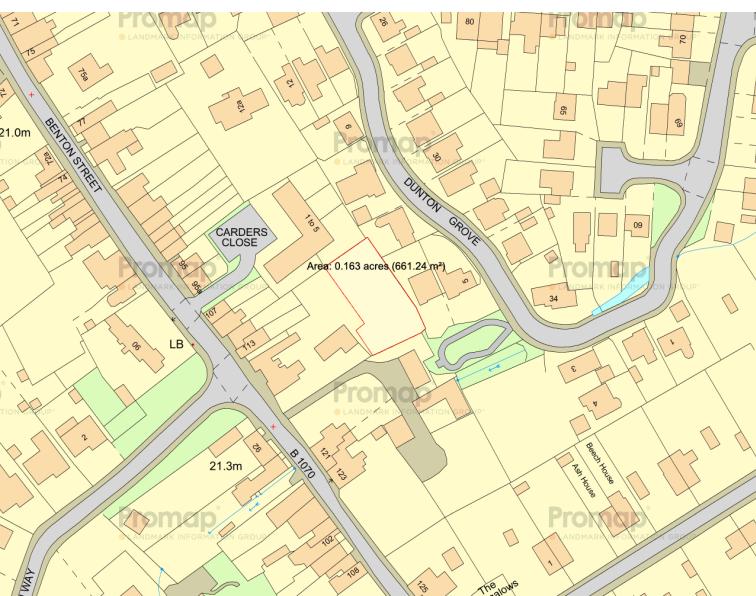
# New Build To The Rear Of 115 Benton Street, Hadleigh, Suffolk, IP7 5AR



Approx. Gross Internal Floor Area 1253 sq. ft / 116.45 sq. m.

Approx. Gross Internal Garage Area 169 sq. ft / 15.71 sq. m.

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