



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

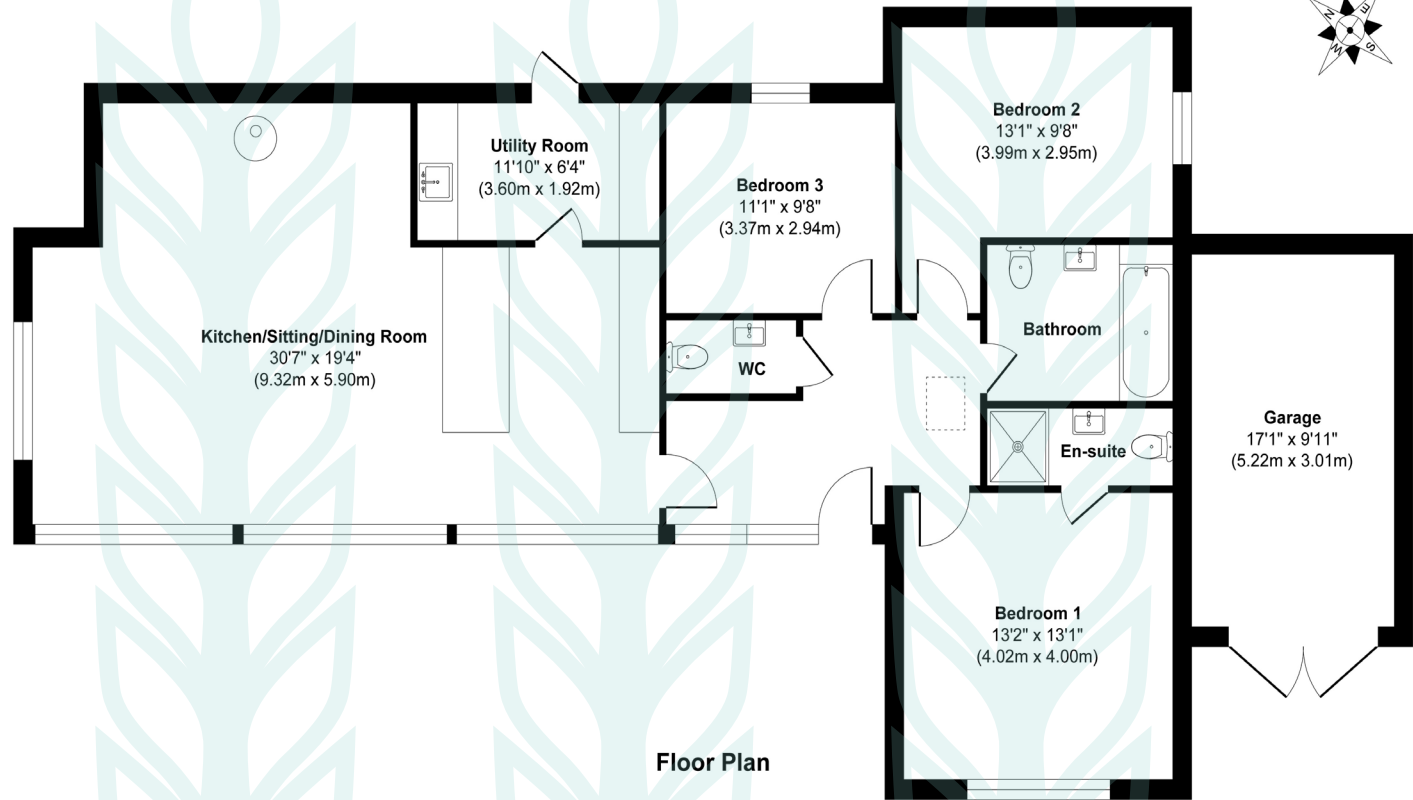
Local Authority and Council Tax

Babergh & Mid Suffolk District Council
TBA

EPC Rating

TBA

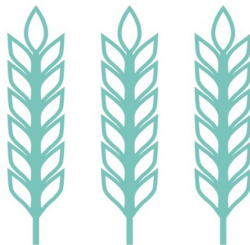
New Build To The Rear Of 115 Benton Street, Hadleigh, Suffolk, IP7 5AR



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

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

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
visit our website

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.