



1 PRIORY MEADOWS

Hadleigh | Suffolk



Chapman Stickels

1 PRIORY MEADOWS, HADLEIGH, SUFFOLK, IP7 5FP

Hadleigh Town Centre - 0.6 miles

Ipswich - 9.5 miles

Manningtree Station - 8.5 miles (London Liverpool Street in 50 mins)

- Entrance hall • Cloakroom • Sitting room •
- Kitchen / dining room • Snug • Utility room •
- Four bedrooms (two with ensuite) • Family bathroom •
- Integral garage • Gardens • Off-road parking •

The Property

Completed in 2020, 1 Priory Meadows is one of just 10 other executive properties located some 0.6 miles of Hadleigh town centre.

This attractive detached house covers in excess of 2,000sq.ft, and the family accommodation offers well-proportioned and notably bright rooms throughout, which are mostly twin aspect.

A spacious and well-fitted utility / boot room is the principal access point to the house, with black granite worksurfaces to one wall with inset butlers sink, numerous storage cupboards and appliances.

Stylishly fitted to a contemporary edge, a welcoming open-plan kitchen / dining room provides further solid black granite worksurfaces, numerous cupboards and drawers with further integrated appliances. An opening leads into the adjacent snug, which corresponding to the rear dining area providing a further set of twin glazed doors onto the main south facing garden.

Accessed via the front hall with a cloakroom off, the sitting room offers a focal fireplace with wood burner, and a final set of glazed doors which again lead onto the principal garden.

A part glazed and solid oak stairs rises to the first floor which provides four generously sized double bedrooms, where bedrooms one and two offer ensuite shower rooms. Bedrooms three and four are served by a family bathroom with separate shower, which again is fitted to a high standard.

AN IMPOSING MODERN HOUSE FORMING PART OF A SMALL BESPOKE DEVELOPMENT LOCATED ON THE SOUTHERN EDGE OF HADLEIGH



Outside, the house is set well back in its prominent corner plot, which is partly defined by a red brick boundary wall. Accessed via a private road which connects to the adopted highway (Benton Street) the driveway of block brick is to the north. An integral garage with electric roller door does give the option to convert into a further reception room.

Location

Priory Meadows is located some 0.6 miles south of Hadleigh town centre, and thus convenient for all the town's amenities. Hadleigh itself is a very popular historic market town, offering an excellent range of local amenities including restaurants, pubs, sports facilities, a wide selection of shops and both junior and upper schools. The town offers excellent commuter links, with the A12 located under 5 miles away. Ipswich Station is within 10 miles, and Manningtree Station within 9 miles, with services to London Liverpool Street in just 50 minutes.

Services

We understand all mains services are connected.

Local Authority and Council Tax

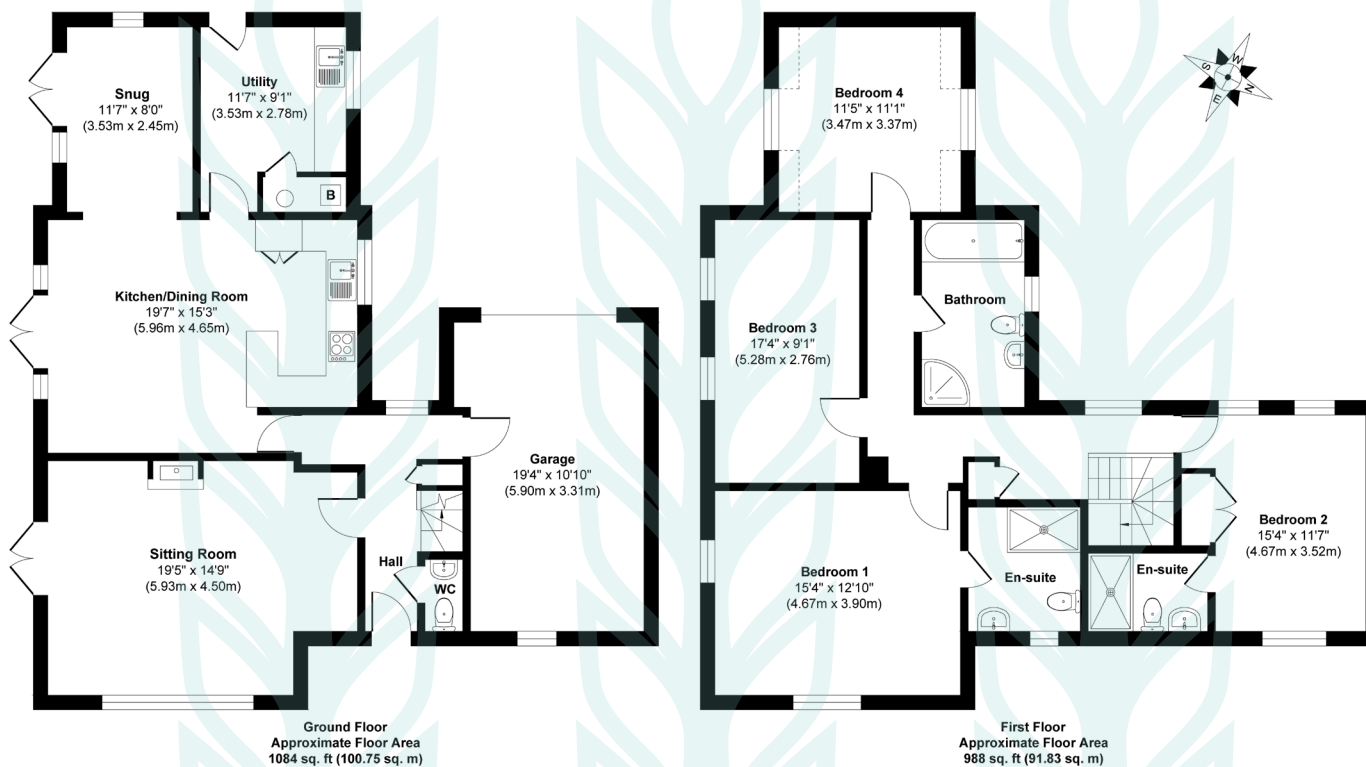
Babergh & Mid Suffolk District Council
Band F (2025)

EPC Rating

Current B (85). Potential B (91).



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Approx. Gross Internal Floor Area 2072 sq. ft / 192.58 sq. m.

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