



37 BENTON STREET

Hadleigh | Suffolk



Chapman Stickels

37 BENTON STREET HADLEIGH IP7 5AR

Colchester - 14 miles (London Liverpool Street from 48 minutes)
Manningtree - 10 miles (London Liverpool Street from 59 minutes)
Ipswich - 10 miles

- Entrance hall • Inner hall • Utility room • Cloakroom • Kitchen •
- Double reception room • Landing • Two double bedrooms •
- Single bedroom • Shower room • Enclosed rear garden •
- Garden store •

The Property

37 Benton Street is an attractive period cottage which according to its grade II listing dates from the 17th century. This mid-terrace property previously formed a range of modest tenements, which provides one unique and charming dwelling.

The accommodation comprises a side entrance hall with white brick flooring, which leads into the particularly spacious double reception room, with heavily timbered ceilings and a gas fire to the far sitting area. A range of casement windows to the front aspect provides much natural light.

With views over the garden, the rear kitchen / breakfast room, which is comprehensively fitted on three walls with worksurfaces, integral appliances and numerous units.

The remaining ground floor consists of an inner hall with cloak room and utility room off, where the latter provides plenty of storage with plumbing and space for a washing machine.

The first floor offers three bedrooms, where bedrooms one and two are double sized, each with built-in wardrobes and cupboards. Bedroom three is a generous single and all rooms are served by a modernised shower room.

Outside, the property offers an enclosed and well-maintained rear garden (east) which offers a good deal of privacy. An extensive york stone patio with an end retaining wall leads up to an area of lawn with established flower and shrub borders, and all boundaries are clearly defined by timber fencing. Outbuildings include a garden store to one corner.

A CHARMING THREE-BEDROOM COTTAGE LOCATED WITHIN EASY REACH OF THE TOWN'S AMENITIES AND THE BRETT VALLEY



Location

The popular historic market town of Hadleigh is situated about 10 miles from Ipswich, 9 miles from Manningtree and about 13 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

We understand all mains services are connected.

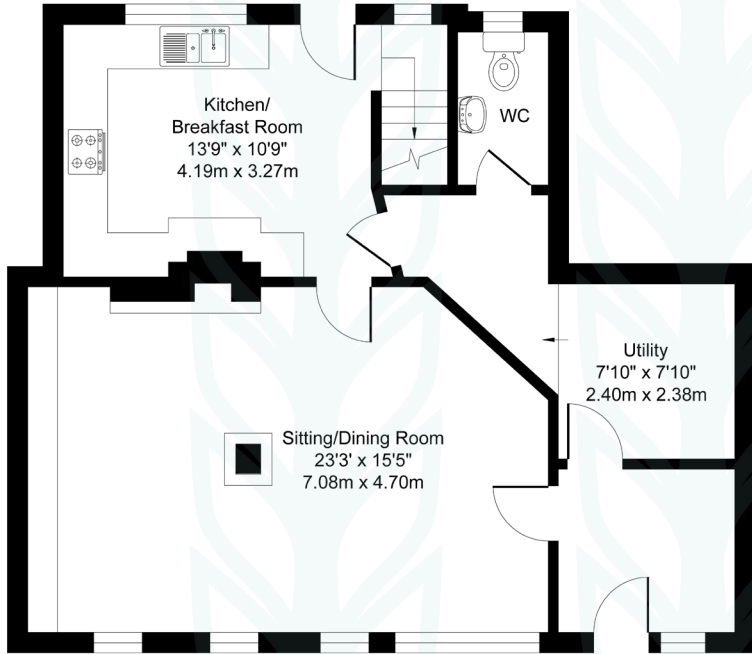
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band D

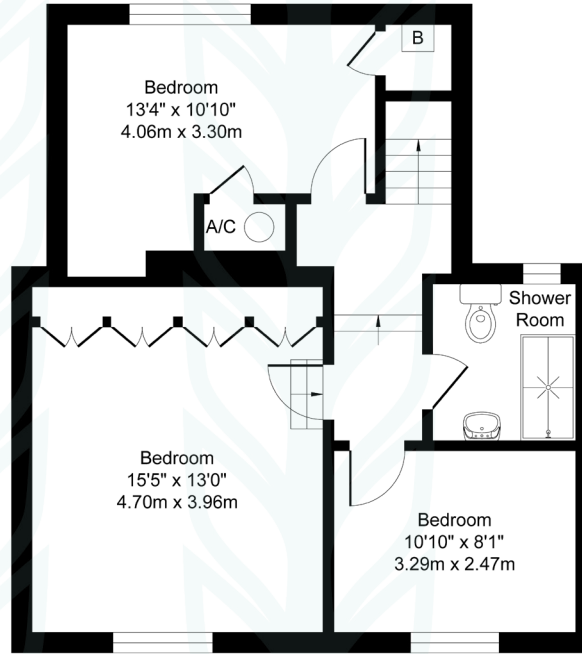


37 Benton Street, Hadleigh, IP7 5AR

Approximate Floor Area
Main House - 1322 sq. ft / 122.86 sq. m

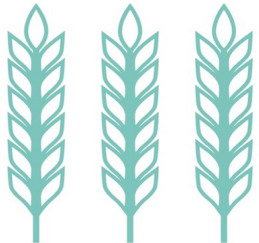


Ground Floor



First Floor

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.