



6 QUEEN STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5DZ



A beautifully presented five bedroom Grade II listed property offering well proportioned accommodation over three floors including three reception rooms, kitchen, utility room, family bathroom and an en-suite bathroom, together with a rear courtyard garden. All located just off Hadleigh High Street and within close proximity to St Mary's church and pleasant river side walks.

A solid entrance door leads to the entrance hall with Italian marble chequer-board flooring, stairs rising to the first floor and doors to the reception rooms, kitchen and utility. Both the sitting and dining room have sash windows to the front, original wood flooring and ornate fireplaces. The third reception room is currently used as a study but would also make an ideal snug or reading room. The recently fitted Laura Ashley kitchen has a window to the rear and comprises a butler sink, granite work surfaces, integrated appliances and an extensive range of cupboards and drawers. The utility room has a door leading out to the courtyard garden and comprises a stainless steel sink inset into work surfaces with cupboards above and below. There is a cloakroom situated in the utility with a wc and wash basin.

On the first floor, a landing provides access to three of the bedrooms and the family bathroom. The main bedroom suite has a sash window to the front, original wood flooring, feature fireplace and a door to the en-suite bathroom.



Bedroom 2 also has a sash window to the front and bedroom 3 has a window to the rear. The family bathroom has a window to the rear and comprises a walk-in shower cubicle, bath, wc, wash basin and tiled floor.

The second floor has access to two further bedrooms, wc and loft room. These two bedrooms are currently being used as further office spaces but would make ideal guest bedrooms.

The property also benefits from a wet cellar accessed via stairs from the entrance hall and would be best utilised as storage space.

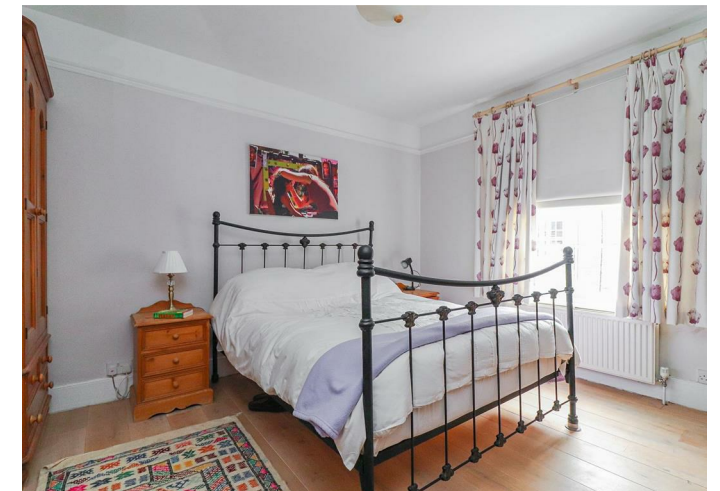
Guide Price – £695,000

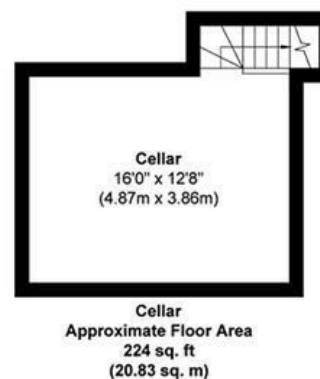
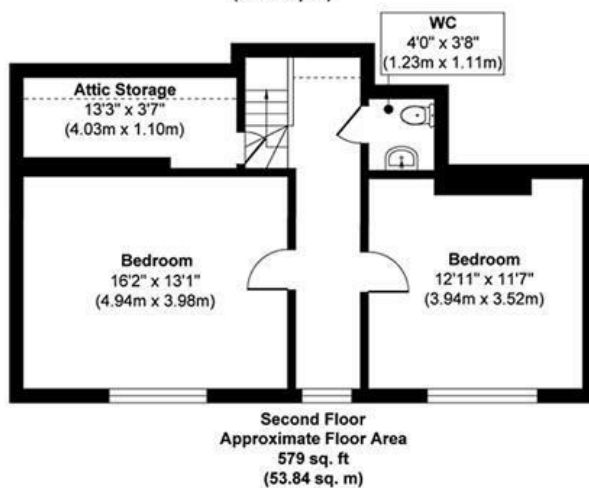
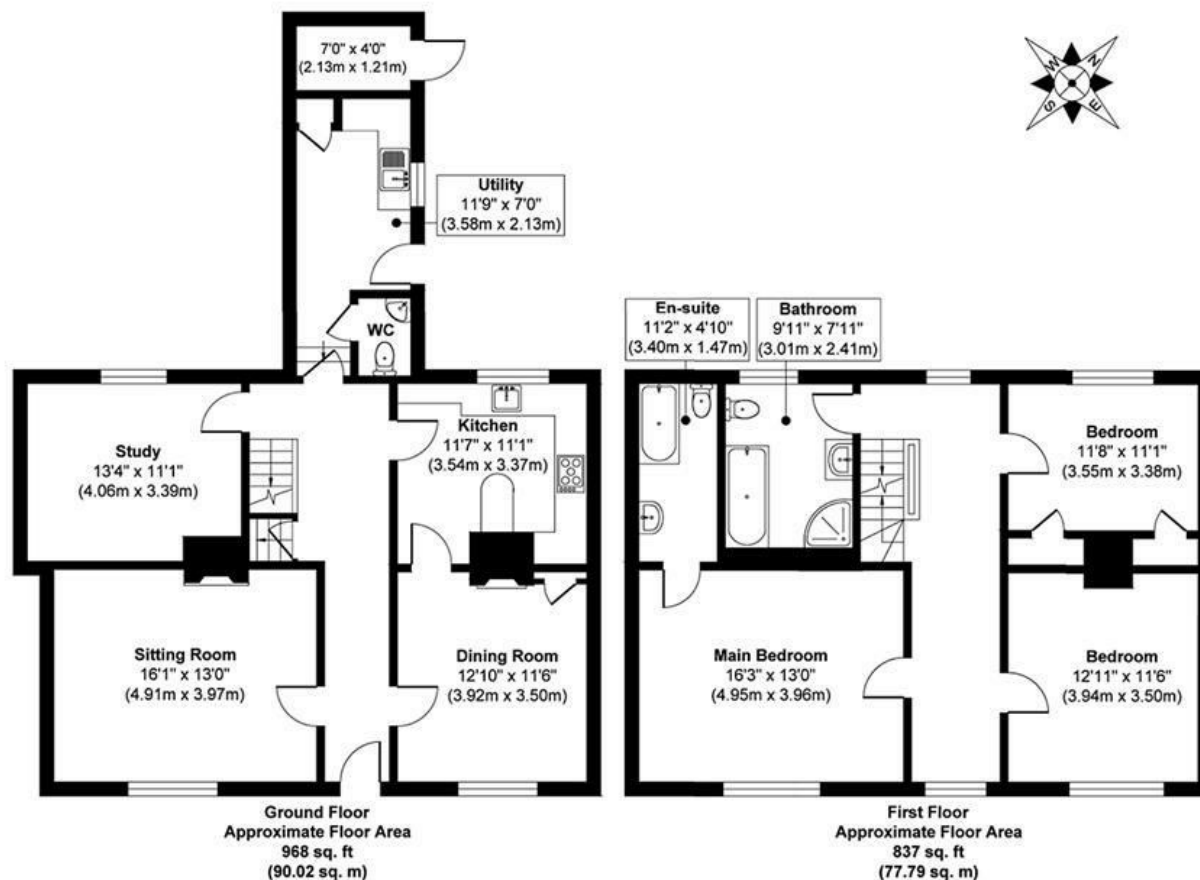
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





Approx. Gross Internal Floor Area 2608 sq. ft / 242.48 sq. m

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



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.