



1 Cross Maltings High Street, Hadleigh
Ipswich

Guide Price £575,000

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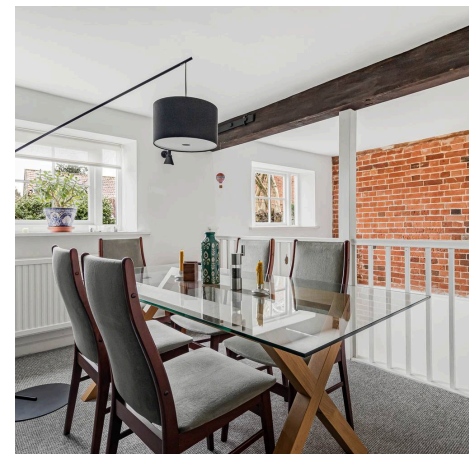
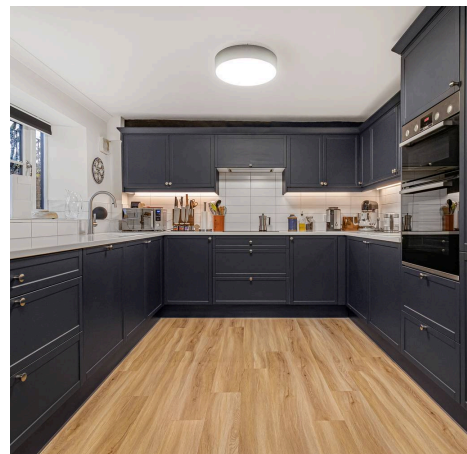
Hadleigh, Ipswich

An impressive four-bedroom former maltings conversion, thoughtfully updated by the current owners and arranged over three floors to provide generous and flexible living accommodation. The property benefits from a single garage, off-road parking and landscaped rear garden, all conveniently positioned just off the southern end of Hadleigh High Street.

Blending character features, including exposed timbers, with modern finishes, the home also offers gas central heating and double glazing throughout.

The main entrance opens on the first floor into a welcoming hallway, with staircases leading to both the ground and second floors. From here, a stylish dining room provides an ideal space for entertaining, featuring original timber detailing and an open balustrade overlooking the sitting room below. Also on this level is the principal bedroom, which enjoys front-facing views, built-in wardrobes and an en-suite shower room.

The ground floor includes a modern kitchen/breakfast room, fitted with a comprehensive range of units and integrated appliances including a double oven, hob, fridge, freezer and dishwasher. This well-designed space offers both practicality and style for everyday living.



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To the rear, the sitting room enjoys views over the garden and opens directly onto the patio via French doors. An attractive inset fireplace stove provides a warm and inviting focal point, making this a comfortable and relaxing space throughout the year. The second floor offers a spacious landing with a Velux window and built-in storage cupboards, one of which houses the washing machine. From here, there is access to three further double bedrooms and the family bathroom, which is fitted with a modern white suite including a bath with shower over.

Outside, the property benefits from a single garage and off-road parking for two to three vehicles. The rear garden has been attractively landscaped to create a series of defined seating and entertaining areas. Immediately behind the property is a paved patio, ideal for outdoor dining, with steps leading up to a shingled pathway bordered by well-stocked flowerbeds and shrubs. This continues to a further elevated seating area, providing a peaceful space to enjoy the setting. A rear gate offers convenient access directly to the garage and parking area, while an electric vehicle charging point is located to the front of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

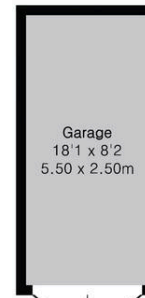
**Approximate Gross Internal Area 1473 sq ft - 137 sq m
(Excluding Garage)**

Ground Floor Area 507 sq ft – 47 sq m

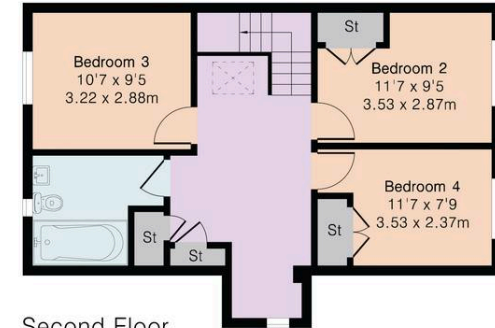
First Floor Area 431 sq ft – 40 sq m

Second Floor Area 535 sq ft – 50 sq m

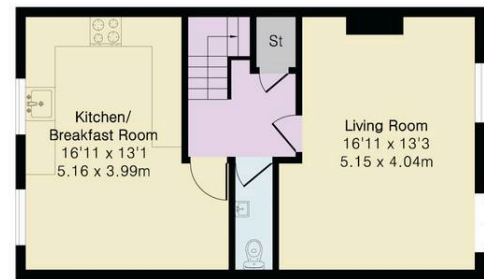
Garage Area 148 sq ft – 14 sq m



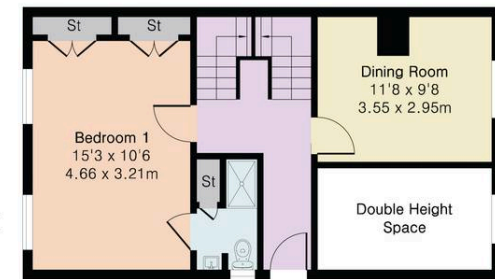
Garage



Second Floor



Ground Floor



First Floor



FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

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.



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