17 Gallows Hill, Hadleigh

Ipswich IP7 6DD

Guide Price £585,000

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A beautifully presented extended four bedroom Victorian semi-detached house, arranged over three floors with four reception rooms, kitchen, utility room, ground floor cloak room, family bathroom, en-suite shower room and a cellar, together with gardens and off road parking. All situated within walking distance of Hadleigh High Street.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the dining room, snug and sitting room, which has three sash windows to the front and a Victorian fireplace. The dining room has a Victorian fireplace and a door to the kitchen. The snug also has a Victorian fireplace and double doors to the breakfast/garden room, which has an open plan aspect with the kitchen and has bi-folding doors overlooking and leading out to the rear gardens, brick feature wall and a skylight. The kitchen has a window to the side and comprises a Butler sink undermounted into a range of oak work surfaces with cupboards and drawers under, matching central island, space for range cooker with extractor above, integrated dishwasher and wine cooler and a door to the utility room, which includes work surfaces with cupboards and drawers below and space for washing machine, dryer and fridge/freezer.

There are three good sized bedrooms on the first floor, including the principal bedroom, which benefits from a Victorian fireplace and an en-suite shower room.

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The family bathroom is also on the first floor and has a sash window to the side and comprises a claw foot bath with shower over, wc and wash basin. There is a spacious fourth bedroom on the second floor, which has a Velux window providing views of the surrounding land and a recessed wardrobe.
Outside, to the front, there is a small garden with a mosaic path leading to the front door. The secluded rear gardens are laid to lawn with some mature shrub borders, brick paved terrace and rear gate leading to off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

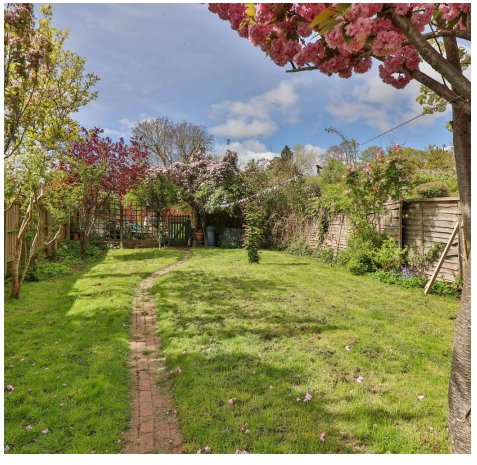
Cellar
Approximate Floor Area
224.42 sq. ft.
(20.85 sq. m)

Ground Floor
Approximate Floor Area
1009.44 sq. ft.
(93.78 sq. m)

First Floor
Approximate Floor Area
705.89 sq. ft.
(65.58 sq. m)

Second Floor
Approximate Floor Area
302.03 sq. ft.
(28.06 sq. m)

TOTAL APPROX. FLOOR AREA 208.27 SQ.M. (2241.80 SQ.FT.)



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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.

The Property Ombudsman

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

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