



Flat 4, The White Lion Magdalen Road, Hadleigh
Ipswich, IP7 5AD

Guide Price £340,000

An exceptionally spacious and beautifully presented four bedroom first floor apartment, arranged over two floors and including kitchen/breakfast room, living/dining room and bathroom, together with a communal atrium area and cart lodge parking for one vehicle. All located in the centre of the popular market town of Hadleigh.

The apartment forms part of the former White Lion Hotel and has been elegantly refurbished and redesigned by the current owner and benefits from views over the market place.

As you enter the building, there is a light and spacious communal atrium with a large roof lantern, seating areas, range of indoor plants and doors to all of the apartments. An attractive split staircase leads up to the apartment and upon entering, you are welcomed into a small lobby, which provides access to the kitchen/breakfast room and a staircase rising to the second floor.

The kitchen/breakfast room has a sash window to the front overlooking the High Street, Suffolk latch door to the living/dining room and comprises a sink unit undermounted into a range of work surfaces with cupboards and drawers below, built-in window seat, matching wall mounted cupboards and a range of high quality integrated appliances including; oven with four burner hob and extractor above, fridge/freezer, washing machine and dishwasher.

The living/dining room has twin sash windows to the front overlooking the market place, door to an inner hallway, built-in storage cupboard, ceiling timbers and an attractive brick fireplace (currently sealed off).



The inner hallway has doors to bedrooms 2 and 4 and the bathroom, large built-in storage cupboard and checkerboard flooring. Bedroom 2 has a sash window to the front overlooking the market place and a built-in storage cupboard and bedroom 4 also has a sash window to the front with similar views. The bathroom has a sash window to the front, checkerboard flooring, part tiled walls and a white suite comprising a low level wc, pedestal wash basin, panelled bath and a fully tiled shower enclosure with glazed screen.

On the second floor, there is a small landing with doors to bedrooms 1 and 3. Bedroom 1 has a Velux roof window to the front and, built-in storage cupboard and a range of fitted wardrobes and cupboards. Bedroom 3 has a window to the side.

Outside, to the rear of the building, there is one allocated cart lodge parking space.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

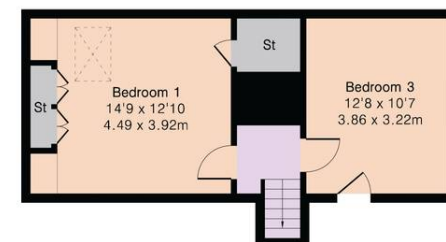
Approximate Gross Internal Area 1482 sq ft - 138 sq m

First Floor Area 1077 sq ft – 100 sq m

Second Floor Area 405 sq ft – 38 sq m

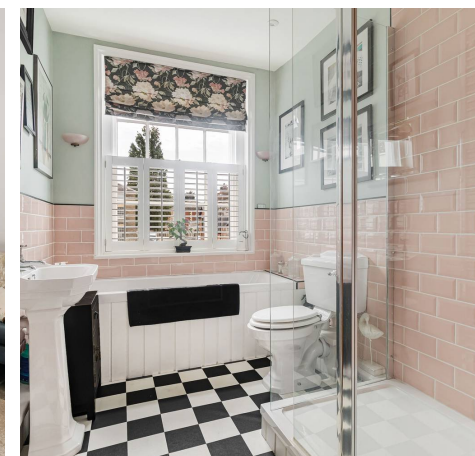


First Floor



Second Floor

FROST
& PARTNERS



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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