

Asking Price £300,000

Queen Street, Hadleigh





## THE PROPERTY

Upon entering, you are welcomed by a tiled entrance hall with staircase to the upper floors. The ground floor offers a spacious sitting room with feature fireplace and sash window to the front, alongside a well-fitted kitchen/breakfast room with solid wood worktops, built-in appliances, and ample units. A separate dining room opens to the courtyard.

The basement provides versatile space, ideal for conversion into a home office or additional living area. The first floor hosts two bedrooms, one with feature fireplace, plus a modern shower room. On the second floor are two further bedrooms, one with built-in cupboards, and a family bathroom.

Outside, the courtyard garden offers privacy with patio areas, shrub borders, and bin storage, together with private pedestrian access.

## THE LOCATION

Hadleigh blends historic charm with modern convenience. Its characterful streets feature landmarks such as St. Mary's Church and the Deanery Tower, while the weekly market brings a lively community feel. The town provides an array of local amenities, from cafés and boutiques to essential services, all within easy reach.

Families benefit from excellent schooling options, and the surrounding Suffolk countryside offers endless outdoor opportunities, with Dedham Vale and Constable Country close by for walking and cycling.

Hadleigh also boasts a busy calendar of events, including the renowned Hadleigh Show, ensuring a vibrant community atmosphere throughout the year.





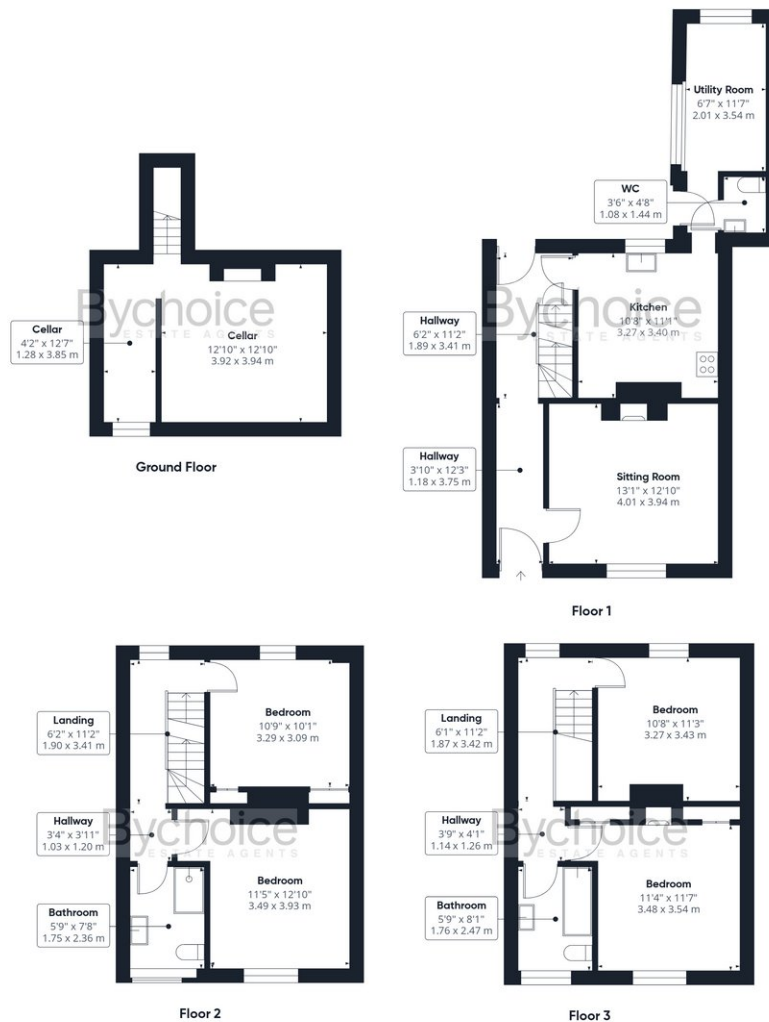












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Approximate total area<sup>(1)</sup>  
 1457 ft<sup>2</sup>  
 135.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Note  
 Council & Council Tax Band – Band E - Babergh District Council

Tenure – Freehold

Broadband – Superfast broadband with downloads speeds of up to 80Mbps and upload speeds of up to 20 Mbps (Ofcom data)

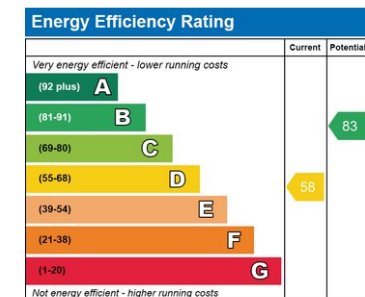
Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction - Brick Construction

Building Safety - Property in need of renovation, however we have been made aware major roof works were carried out in 2024. The property has suffered some historic movement, a structural engineers report has been carried out to confirm the properties structural adequacy, this is available to viewers upon request.

Rights & Restrictions - Grade II Listed. There is a shared access at the rear of the property for rear access to the private courtyard.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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