



72 EDWIN PANKS ROAD

FROST & PARTNERS

# 72 EDWIN PANKS ROAD

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5JL



A well presented four bedroom detached house with no onward chain, including sitting room, dining room, snug, kitchen/breakfast room, ground floor cloakroom, first floor family bathroom and en-suite shower room, together with gardens and off road parking. All located within this popular residential development in the market town of Hadleigh.

As you enter the property, there is hallway with a staircase rising to the first floor and doors to the sitting room and dining room, which has a window to the front and a utility cupboard with a fitted worktop, gas fired boiler and space for a washing machine and tumble dryer. The sitting room has a bay window to the front, under stairs storage space and an archway through to the snug, which has patio doors overlooking and leading out to the rear garden. The kitchen has a window to the rear overlooking the garden, half glazed door leading out to the same and comprises a stainless steel sink unit inset into a range of marble effect work surfaces with cupboards and drawers below, wall mounted cupboards, integrated electric oven, four burner gas hob with extractor over, space for fridge/freezer, space for dishwasher and door to the cloakroom, which has a window to the side, wc and wash basin.

On the first floor there is a landing with doors to the bedrooms and family bathroom.



Bedroom 1 has a bay window to the front, built-in wardrobe and a door to the en-suite shower room. Bedroom 2 has a window to the rear and a built-in wardrobe. Bedroom 3 has a window to the front and a built-in wardrobe and bedroom 4 has a window to the rear. The family bathroom has a window to the rear and comprises a bath with shower over, wc and wash basin.

Outside, to the front, there is a driveway providing off road parking, a shingled area with some mature shrubs and a side gate leading to the rear garden, which is laid partly to lawn and partly to patio and bounded by fencing.

Guide Price - £365,000

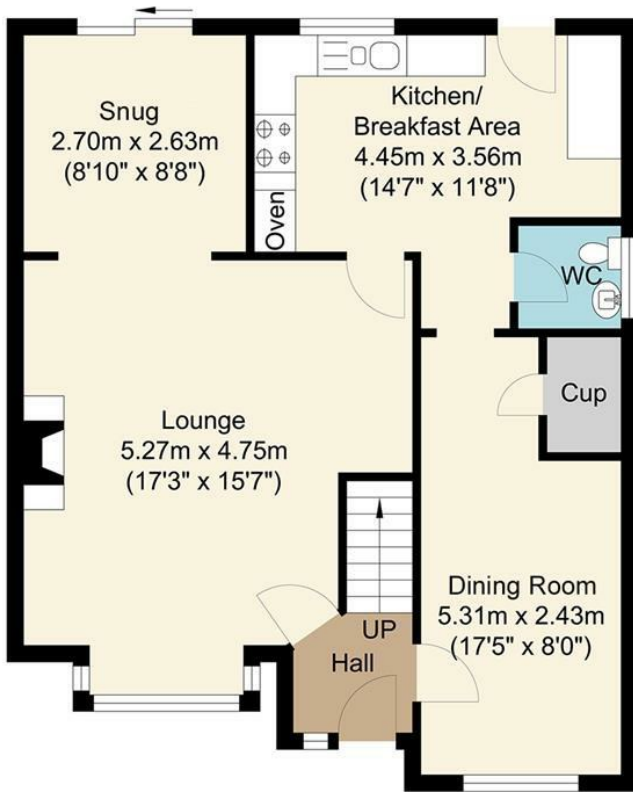
### Additional Information

Tenure: Freehold

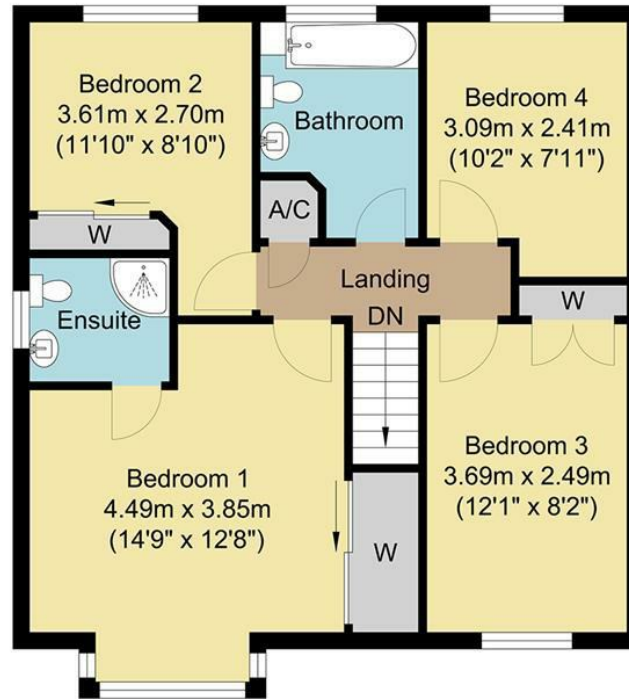
Local Authority: Babergh District Council

Council Tax: D





Ground Floor  
Approximate Floor Area  
648.31 sq. ft.  
(60.23 sq. m)



First Floor  
Approximate Floor Area  
589.53 sq. ft.  
(54.77 sq. m)

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



# FROST & PARTNERS

**Frost & Partners**

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

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	