



61 EDWIN PANKS ROAD

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5JL



A four bedroom detached house with sitting room, kitchen, dining room, snug/study and ground floor cloakroom, first floor bathroom and en-suite shower room, together with gardens and ample off road parking. All located within this popular residential development, not far from the centre of town.

As you enter the property, there is a hallway with a staircase rising to the first floor, engineered oak flooring and doors to the kitchen, cloakroom, snug/study and sitting room, which has a square bay window to the front, fireplace housing a gas flame effect fire and an opening to the dining room, which has a door to the kitchen and French 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 granite work surfaces with cupboards and drawers below, matching wall mounted cupboards, gas fired Range cooker with six burner hob and extractor above, integrated dishwasher, space and plumbing for washing machine and space for American style fridge/freezer. The snug/study has a window to the front and a gas fired boiler. There is also a cloakroom on the ground floor comprising a low level wc and pedestal wash basin.

On the ground floor, there is a spacious landing with a deep shelved airing cupboard, access to the roof space and doors to the bedrooms and bathroom.



Bedroom 1 has an extensive range of built-in wardrobes and a door to an en-suite shower room. Bedrooms 2 and 3 also benefit from built-in wardrobes. The bathroom has a white suite comprising a low level wc, pedestal wash basin and a panelled bath.

Outside, to the front, there is a driveway providing off road parking for several vehicles. To the rear, the gardens are laid to a mixture of lawn and patio seating areas with some flower and shrub borders and two good sized storage sheds. All bounded by fencing.

Guide Price £460,000

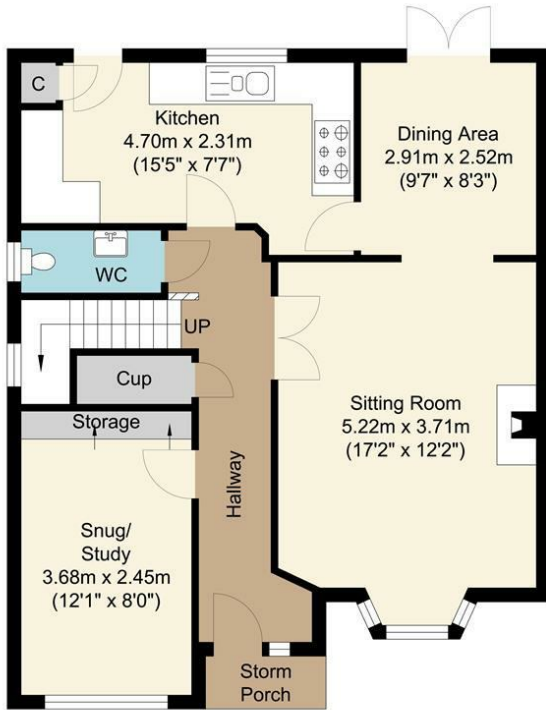
Additional Information

Tenure: Freehold

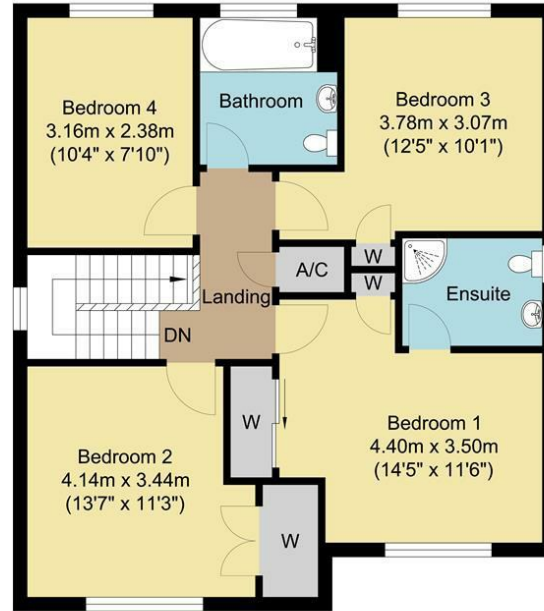
Local Authority: Babergh District Council

Council Tax: D





Ground Floor
Approximate Floor Area
663.70 sq. ft.
(61.66 sq. m)



First Floor
Approximate Floor Area
636.47 sq. ft.
(59.13 sq. m)

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



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales	EU Directive 2002/91/EC	