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property

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# 18 Castle Rise, Hadleigh, IP7 6JL

## £425,000

### About the property

A superb 3 bedroom family sized detached bungalow extended and updated by the current owners to provides impressive living space with a modern open plan feel, generous sized gardens, plenty of parking and an impressive 22ft7 x 13ft1 external games room. The property is located in a desirable area of the town along with easy access to the High Street and the countryside for walks. The accommodation includes a hall, open plan living and dining area, contemporary style fitted kitchen, three bedrooms, family bathroom, en suite and additional WC.

### Outside

A lovely rear garden with a South/South East facing aspect. Immediately to the rear is a small covered patio ideal spot to sip your morning coffee. A few steps lead down to a further paved patio which provides a good space for alfresco dining. The remainder of the garden is laid to

lawn, fenced on both sides and there is a path leading down to the games room and storage outbuilding. The games room which has its own electricity connected measures 22ft7 x 13ft1 and is a great space for chilling with the family or entertaining. In addition there is a useful storage outbuilding which has a garage door to the front and measures 15ft8 x 12ft. Rear gate access leads onto Castle Lane which provides a quicker on foot route into the town. The front has block paving which provides parking for several vehicles, and/or a motor home.

### Useful info

We understand that the property has all mains services connected with the heating being mains gas via radiators. The property also benefits from having solar panels and currently has a band C council tax rating.





In the name of the SACRAMENTAL FAMILY

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- Stylish Modern Family Home
- Impressive Open Plan Living
- Paved Parking to the front for Cars/Motorhome

- Highly Desirable Area of the Town
- generous Sized Rear Garden
- Bathroom, En Suite & WC

- Easy Access to the High street
- 22ft7 x 13ft1 External Games Room
- Three Bedrooms





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Total area: approx. 149.0 sq. metres (1603.8 sq. feet)

The floor plan is intended as a guide only.

EPC

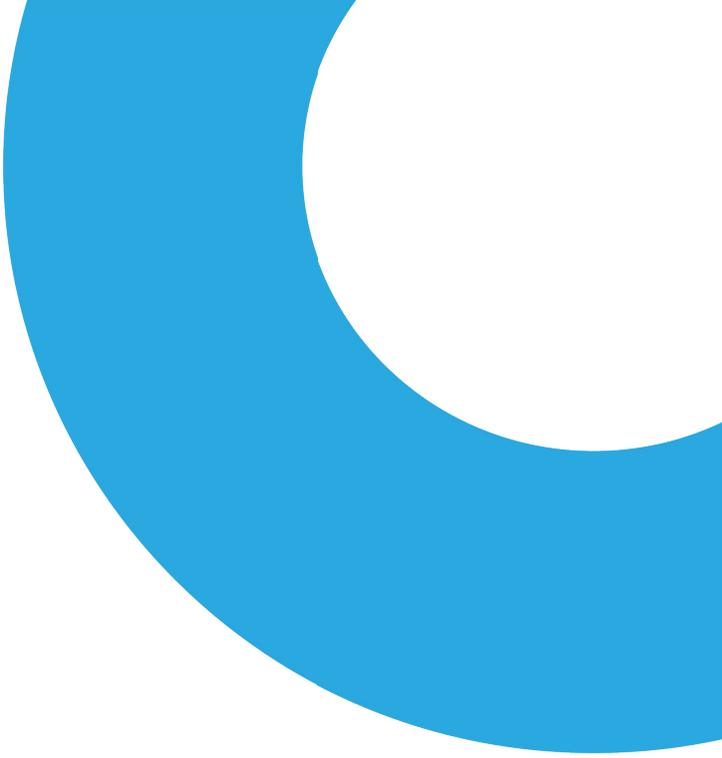
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Planned	Current	Planned
85	88		

**Energy Efficiency Rating:** A scale from A (Very energy efficient) to G (Not energy efficient). Current: 85, Planned: 88.

**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (Very environmentally friendly) to G (Not environmentally friendly).

**England & Wales** | EU Directive 2002/91/EC

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