



hizzy
property

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9 Ann Beaumont Way, Hadleigh, IP7 6SA

£385,000

About the property

CHAIN-FREE - A delightful 3 bedroom link detached and extended property occupying a peaceful setting within an established area of the town, with attractive views to the front overlooking fields. The property is just a few minutes' walk to the thriving High Street with its array of independent shops, vet, doctors, post office etc. The house has a lovely light and airy feel throughout, along with plenty of useful storage. The living space includes a hall, living room with views to the front and a wood burning stove, dining room currently a library, downstairs WC and a kitchen/breakfast room with built in appliances. All three bedrooms have lovely views and there is a family bathroom which includes a separate shower. The property also has solar panels which lower energy bills, and a water softener.

Outside

To the front, the property has a lovely nature-friendly cottage garden, which is south facing and further enhanced by the impressive views. Side access leads into the rear garden which is mainly laid to lawn, with shrub borders and a paved patio terrace for outdoor dining and enjoying the evening sun. There is a timber artist's studio/workshop which is insulated and has light/power connected. A generous driveway provides parking for three vehicles within the property, along with a garage with an electrically operated door.

Useful info

The property has all mains services connected with the heating being gas fired via radiators. The current council tax band is D and the what3words location is [///placidly.promising.widget](#)

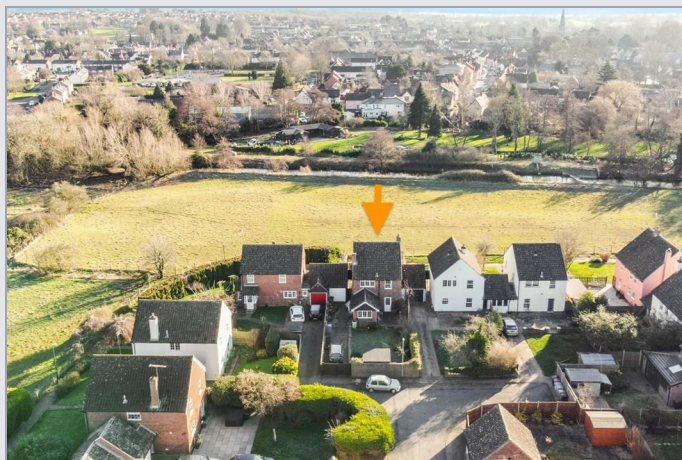




- Offered with No Onward Chain
- Three First Floor Bedrooms
- Living Room with Wood Burner
- Lovely Front and Rear Gardens

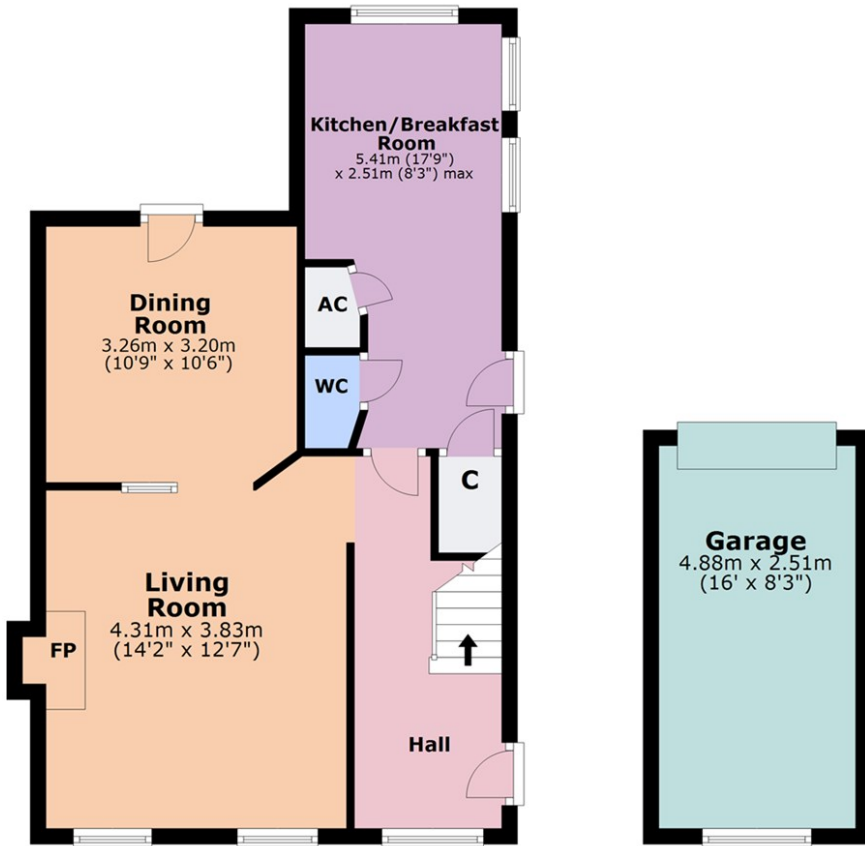
- Stunning Views to the Front
- Just a Few Minutes Walk to the High Street
- Bathroom & Downstairs WC

- Extended Living Accommodation
- Solar Panels/Lower Energy Costs
- Garage and Parking





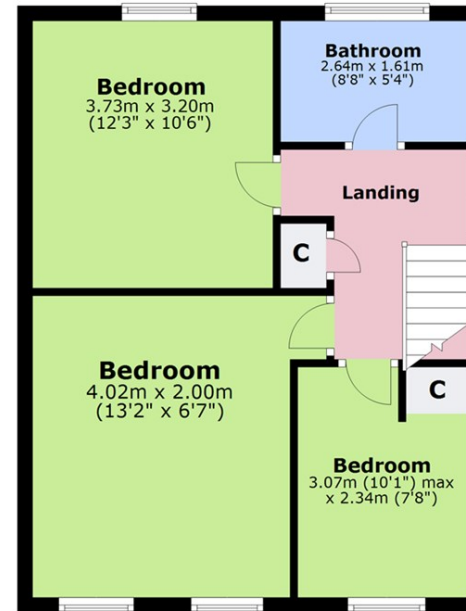
Ground Floor



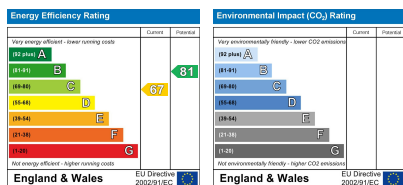
Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

First Floor



EPC



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