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property

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Hawkdene, Hadleigh Road, Elmsett, IP7 6ND

£450,000

About the property

A three bedroom detached chalet bungalow offered for sale with a 1/3 acre plot (sts) along with an additional 1.2 acre paddock (sts) directly to the rear and no onward chain. Whilst the property does require updating throughout, it also offers a great opportunity for someone to create a wonderful home along with having the potential to extend subject to planning consent. The garden is a lovely feature to the property and is mainly lawned with various timber outbuildings, ideal for anyone who might want to keep chickens etc. The 1.2 acre paddock is located directly to the rear and has a purpose built double stable and vehicular access. The living space to the house includes a hall, living room, kitchen/diner and a downstairs bathroom and bedroom.

Outside

The garden to the house has a plot length of around 350ft with the rear garden being around 275ft. The gardens are mainly lawned with various plants, shrubs and trees. The additional parcel of land (paddock) which is located directly to the rear of the garden is approximately 1.2 acres (sts) and is mainly laid to grass with a purpose built double stable and concrete base. There is vehicular right of way to access the paddock from the road via the driveway of "Willowmere". The land would lend itself well for someone that might want a pony or horse.

Useful info

The property has all main services connected with the heating being gas fired via radiators. The current council tax band is C and the What3words location is ///appealing.tweed.pegged. Note: We understand that there is a right of way across the paddock for a neighbouring property.





- Detached Chalet Bungalow
- Property Requiring Modernisation
- Countryside Views to the Rear

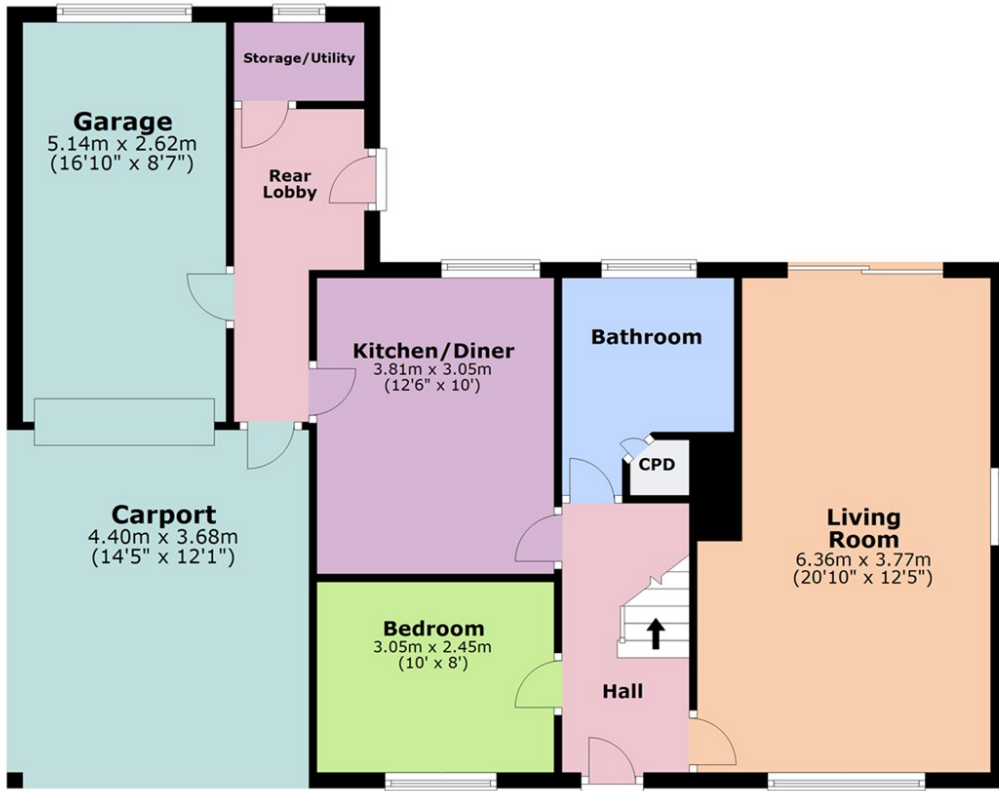
- 0.3 Acre Gardens (sts)
- 3 Bedrooms (2 up & 1 down)
- Offered with No Onward Chain

- 1.2 Acre (sts) Paddock with Vehicle Access
- Garage with Additional Parking
- Potential to Extend STPP

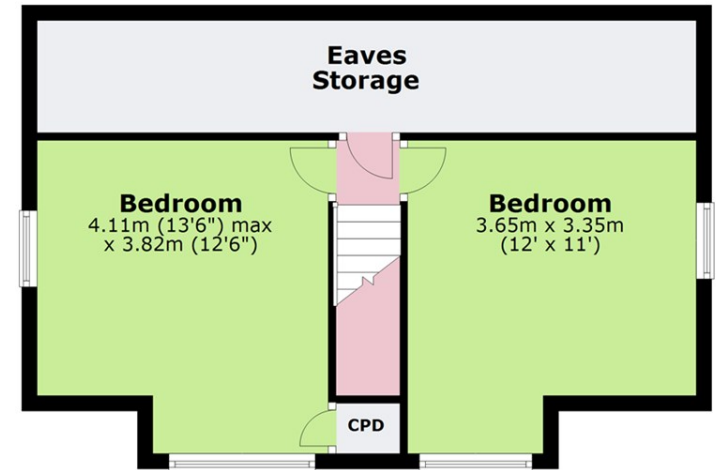




Ground Floor



First Floor



Total area: approx. 137.0 sq. metres (1474.4 sq. feet)

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

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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