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property

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10 Emma Girling Close, Hadleigh, IP7 6FH

£485,000

About the property

A very nicely presented 5 bedroom detached home located within a cul de sac location on the outskirts of the town, yet still within easy reach of the town's facilities. The property also includes a detached double garage with additional parking, a bathroom, 3 shower rooms and a beautifully presented garden. The light and bright living space includes 5 bedrooms, 4 which are double in size along with a decent single. Two of the bedrooms and a shower room are located on the top floor which we feel would work particularly well for teenagers who might like their own space. There are also a further 3 bedrooms and a family bathroom on the first floor, two of the bedrooms have their own en suite's with the principal bedroom having a dressing area with fitted wardrobes. Downstairs, there is a reception hall, WC, fitted kitchen with adjoining dining area which provides a great open plan space for all the family to gather and across the hall is the living room which runs from the front to the back of the property and includes double doors which lead out onto the garden.

Outside

The property is nicely positioned within this small development with well presented gardens to the front and rear. There is a good sized paved driveway to the side with parking for 4 cars and a detached double garage (20 ft x 18 ft4) with power/light and handy roof storage space. The rear garden is particularly pleasant and includes a mixture of lawn, shingle paths and timber decking area's ideal for BBQ's and "al fresco" dining. To the rear of the garage is a vegetable plot.

Useful info

The property has all mains services connected with the heating being gas fired via radiators (not tested by the agents). The What3words location is ///neatly.qualifier.workshops





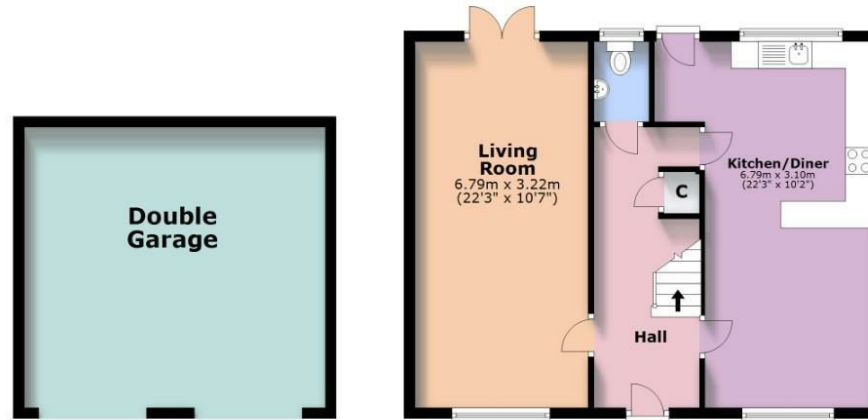
- Impressive Detached Family Home
- Very Nicely Presented Gardens
- Popular Area of the Town
- 5 Generous Sized Bedrooms
- Detached Double Garage with Parking
- Living Room with Doors onto the Garden
- Bathroom, 3 Shower Rooms & WC
- Accommodation over Three Floors
- Fitted Open Plan Kitchen/Dining Room





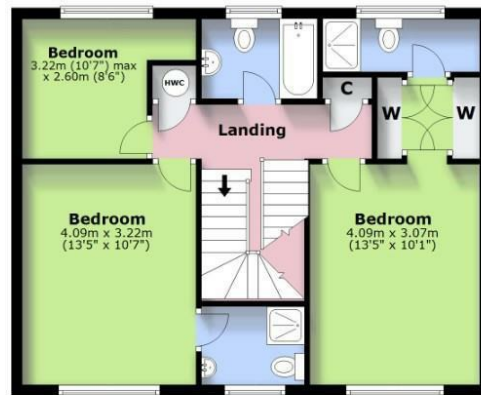
Ground Floor

Approx. 86.7 sq. metres (932.7 sq. feet)



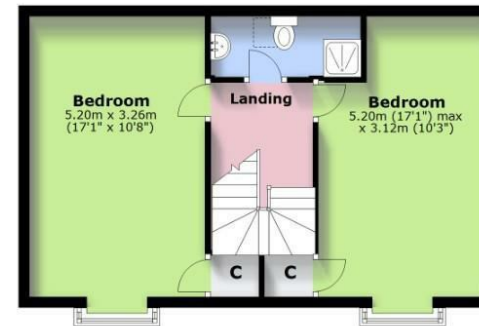
First Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Second Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 188.9 sq. metres (2033.8 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
80	88	A	B
<p>Very energy efficient - lower running costs</p> <p>100-91: A 90-81: B 80-65: C 55-45: D 35-23: E 15-10: F 1-5: G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-91: A 90-81: B 80-65: C 55-45: D 35-23: E 15-10: F 1-5: G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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