



hizzy
property

www.hizzyproperty.co.uk



hizzy
property

44 Edwin Panks Road, Hadleigh, IP7 5JL

£335,000

About the property

A very nicely presented 3/4 bedroom detached home offered for sale with a lovely rear garden, off road parking and located close to local Schools. The property was originally built as a 3 bedroom but in recent years has had the integral garage converted to make a 4th bedroom, along with an en suite shower room. This room could easily be used as home office or playroom if required. The living space is light and bright and includes an entrance porch, living room, which is partially open plan in to the dining room, fitted kitchen and a downstairs bedroom and shower room. Upstairs there are three bedrooms all with fitted wardrobes and a family bathroom.

Outside

To the front there is a driveway providing parking along with a paved and shrub area. The rear garden has a lovely sunny aspect and is mainly laid to lawn with a selection of plants, flowers and bushes along with two paved patio terraces and a garden shed. The property has side and rear gated access.

Useful info

We understand that all mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). The property has a band C council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///spared.stud.reminder. Broadband Speed: Up to 80 mbps (Source Ofcom) and Mobile Network Coverage: EE, O2, Vodafone and Three (Source Ofcom).





- Immaculately Presented Detached Home
- Garage Converted into a Fourth Bedroom
- Living Room and Dining Room
- Three/Four Bedrooms
- Popular Location in the Town
- Lovely Sunny Garden
- Bathroom and En Suite
- Close to Local Schools
- Off Road Parking

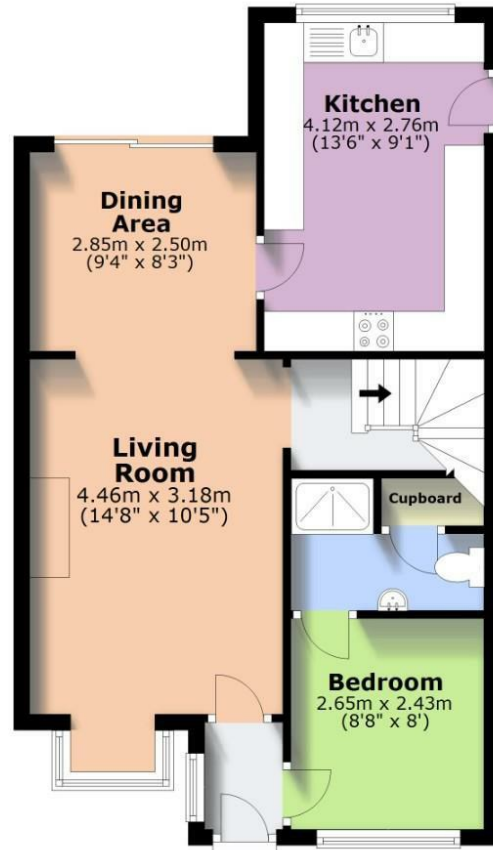




properly

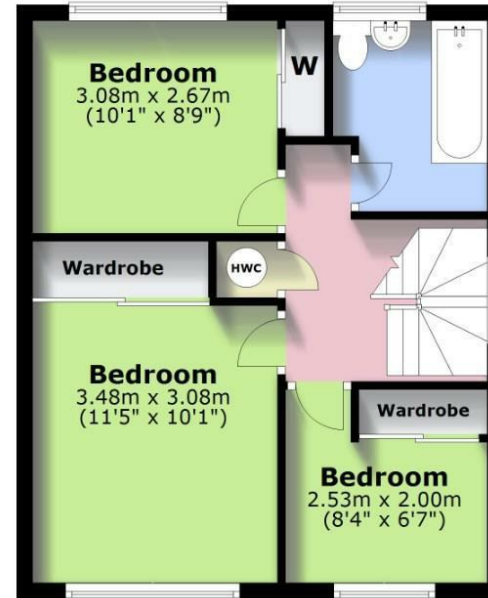
Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



First Floor

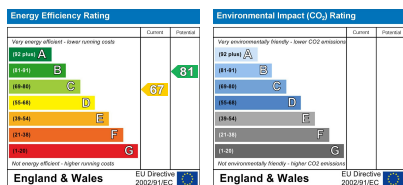
Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

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

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



hizzy
property

01473 875101
hello@hizzyproperty.co.uk