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16 Shearman Road, Hadleigh, IP7 5JW

£420,000

About the property

A smart and well presented four bedroom detached home located in a pleasant position on the outskirts of the town. The property has been extended by the current owners and now provides impressive and generous sized living space which includes a hall, downstairs WC, 25ft11 kitchen/dining room, living room and a conservatory. On the first floor there are three bedrooms, one with its own en suite shower room and there is also a family bathroom. A staircase then leads up to the second floor where there is a small landing and a bedroom with an en suite shower room.

Outside

To the front there is a large paved area providing parking for numerous vehicles and side access to the

rear. The rear garden has a large paved patio terrace ideal for "al fresco dining" with the remainder of garden laid to lawn. To one corner is the purpose built summer house (13ft6 x 13ft5) which has a bar and space for a pool table, ideal for family and friends.

Useful info

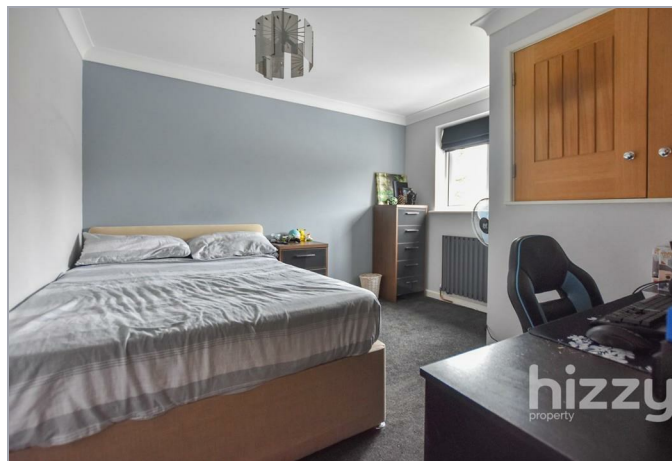
We understand that the property has all main services connected with the heating being gas fired via radiators (not tested). The property has a band D council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///detect.saying.revamping. Broadband Speed: Up to 52 mbps (Source Ofcom) and Mobile Network Outdoor Coverage: EE, O2, Vodafone (Source Ofcom).





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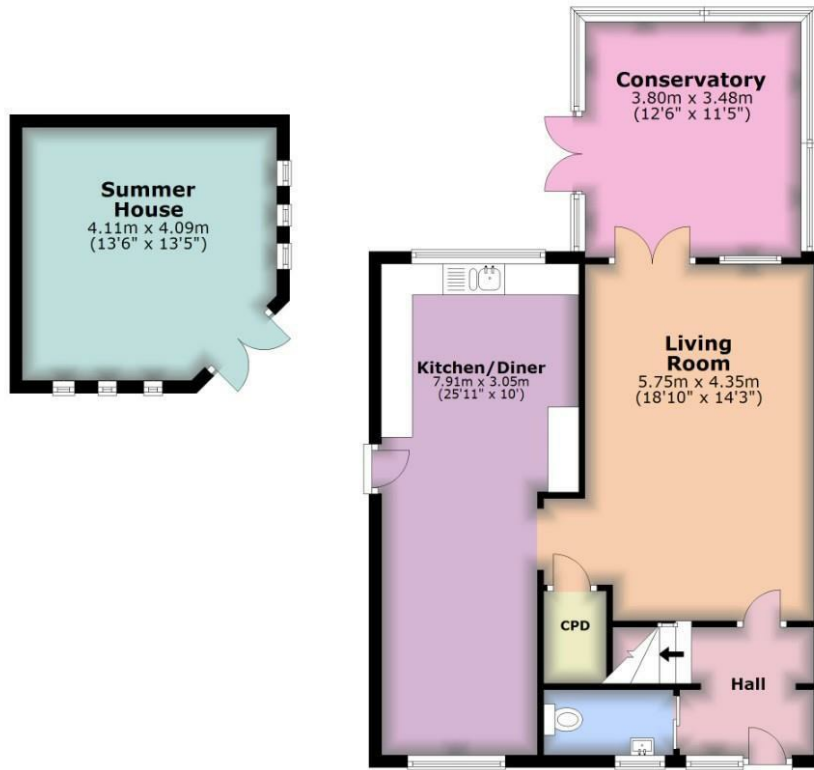
- Impressive Detached Family Home
- Smart Fitted Kitchen/Dining Room
- Plenty of Parking and Detached Garage
- Four Generous sized Bedrooms
- Conservatory Overlooking the Garden
- Purpose Built Summer House with Bar
- Two En Suite Shower Rooms
- Lovely Rear Garden with Large Patio
- Pleasant cul-de sac Setting



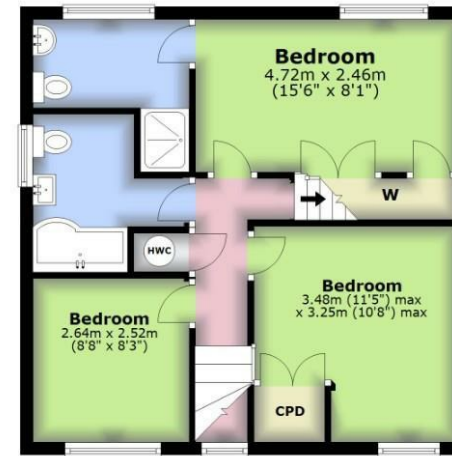


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Ground Floor
Approx. 84.5 sq. metres (909.8 sq. feet)



First Floor
Approx. 47.2 sq. metres (508.5 sq. feet)



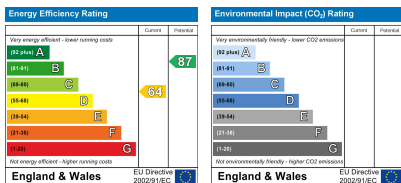
Second Floor
Approx. 26.4 sq. metres (283.8 sq. feet)



Total area: approx. 158.1 sq. metres (1702.0 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.



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