



hizzy
property

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3 Sarah Rand Road, Hadleigh, IP7 6FF

£375,000

About the property

An exceptionally smart 3 bedroom detached home offered for sale with a stunning kitchen, a recently replaced en suite and a lovely rear garden with a purpose built summer house. The property is immaculately presented throughout and the owners have recently added a utility room to the rear of the garage. The impressive living space includes a hall with the stairs to the first floor, downstairs WC, a light and bright living room and a stylish fitted kitchen with quality worktops and a space for a dining table and chairs. There is a door to the rear of the garage which leads into the utility room which has a tiled floor and fitted cupboards. On the first floor there are 3 generous sized bedrooms, one with its own en suite shower room and a family bathroom.

Outside

The front is block paved which provides off road parking for 2/3 vehicles and there is side access to the rear. Half of the garage has been converted to a Utility Room with the other half used for storage. The garden is very well presented with a large timber

decking area leading out from the kitchen which provides a great space for al fresco dining. The remainder of garden is laid out lawn with slate chip borders. The summer house which measures 13ft3 x 7ft8 has power and light connected and is ideal for use as a home office or a gym.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 ///planet.brightens.maximum. Broadband Download Speed: Up to 1000 mbps and Mobile Network indoor Coverage likely on O2 and Three and limited service on EE and Vodafone. (Source Ofcom).





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- Immaculately Presented Throughout
- Useful Recently Added Utility room
- Three Generous Bedrooms
- Garage (Converted to a Utility Room & Storage)

- Impressive Detached Family Home
- Bathroom, WC and En Suite
- Rear Garden with Large Decking Area

- Hi- Spec Fitted Kitchen
- Purpose Built Summer House
- Off Road Parking for 2/3 Cars

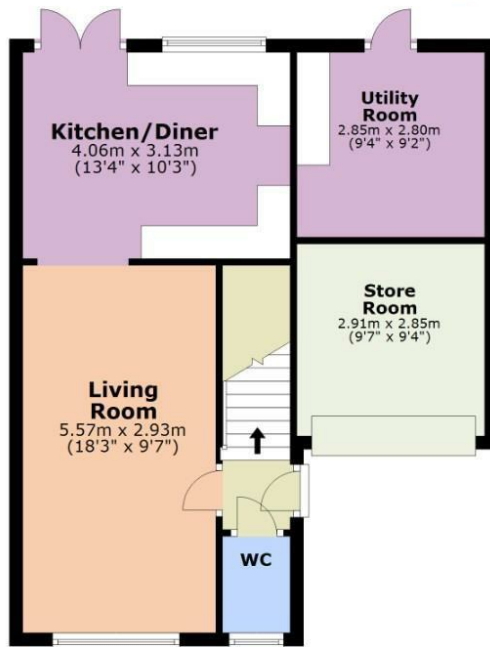
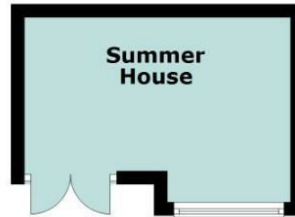




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Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



First Floor

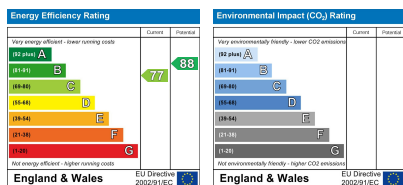
Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)

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

EPC



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