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## 8 Lister Road, Hadleigh, IP7 5JN

### Offers over £425,000

#### About the property

A detached 4 bedroom extended family home located on the outskirts of the town yet still within close distance to local Schools and amenities. The property offers impressive and stylish living space with the emphasis being on the superb open plan kitchen/dining/living space which also includes bi-folding doors out to the rear. The living space includes 4 bedrooms (3 on the first floor & 1 on the second floor), an en suite to the main bedroom, a family bathroom and a generous sized landing with potential for use as a study. The downstairs includes a hall, WC, large open plan contemporary style kitchen/dining area with built in wine cooler, double oven and gas hob making it the perfect place for all the family. The living room is great to watch a movie and unwind at the end of the day. The garage has been converted and is currently used as a home office.

#### Outside

The front garden is neatly laid to lawn with a raised bed and path to the front door. To the side there is the driveway providing parking and a detached garage which is currently partitioned and used as a home office with a storage area to the front. The rear includes a paved patio terrace with the remainder laid to lawn along with a further paved patio to the rear.

#### Useful info

All main services are connected with the heating being gas fired via radiators (not tested). Band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///daffodils.valve.locator. Broadband Download speed up to 60mbps/Upload Speed 12mbps: Mobile Network Coverage: Indoor coverage likely on O2 and limited on EE, Three & Vodafone. Outdoor coverage likely on EE, Three, O2 & Vodafone.



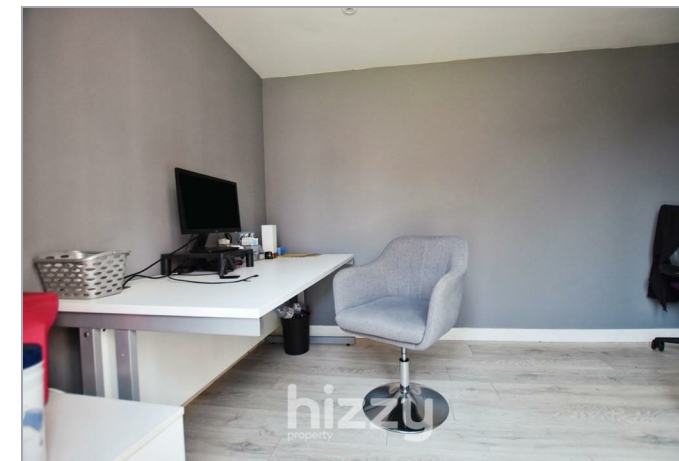


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- Detached 4 Bedroom Family Home
- Living Space over Three Floors
- External Home Office

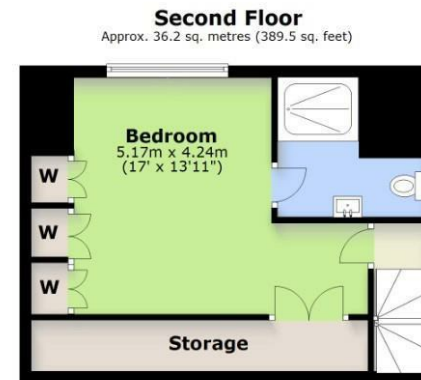
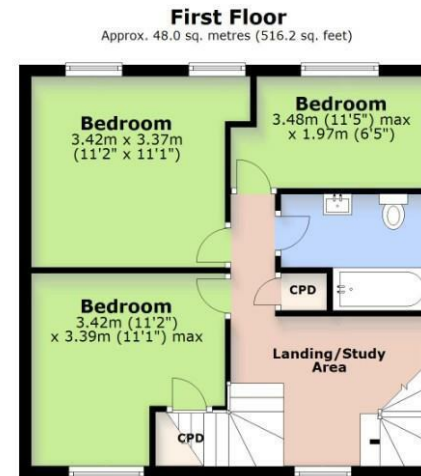
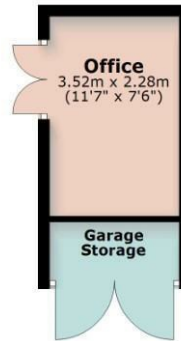
- Extended and Stylish Living Space
- Separate Living Room
- Parking and Garage (currently converted)

- Superb Open Plan Kitchen/Diner/Living Area
- En Suite, Bathroom & WC
- Popular Location in the Town





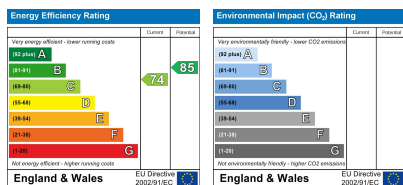
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Total area: approx. 151.0 sq. metres (1625.2 sq. feet)

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

## EPC



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