



hizzy
property

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47 Edwin Panks Road, Hadleigh, IP7 5JL

£365,000

About the property

A superb 4 bedroom detached and extended family home located within a popular residential area of the town and within easy reach of the local High School, primary Schools, leisure centre and the thriving High street with it's independent retailers and boutique shops. The property also includes ample off-road parking and a lovely secluded garden with a sunny South/West facing aspect. The owners tell us that their property has been a wonderful family home for them over the past 19 years and along the way they have made some useful additions including adding solar panels, a smart and contemporary kitchen and a newly fitted cloakroom/WC. The living space downstairs includes a hall, living room with a bay window and a working open fireplace, dining room, home office/study, smart fitted kitchen with built in induction hob, oven, microwave and extractor, boot room/ breakfast room, WC, and a utility room. Upstairs, there are four bedrooms with the main bedroom having it's own en suite shower room and a family bathroom.

Outside

To the front there is driveway parking along with a garden area and side access into the rear garden, there is an additional side passage the other side which is ideal for storage. The rear garden has a lovely sunny aspect and includes a fair amount of seclusion. The garden includes a paved patio terrace with the remainder mainly laid to lawn with flower/shrub areas and mature trees. There is also a timber shed which also includes a sauna, which is available by separate negotiation, two outside taps and a electric vehicle charging point.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 ///mermaids.calculating.dignitary. Broadband Download Speed: Up to 49 mbps and Upload speed up to 8 mbps. Mobile coverage indoors: Likely on O2 and limited on Vodafone, Three & EE. Outdoor coverage: Likely on O2, Three, EE & Vodafone. (Source Ofcom). In addition, there are solar panels with a current feed in tariff and the property also has a water softener fitted.

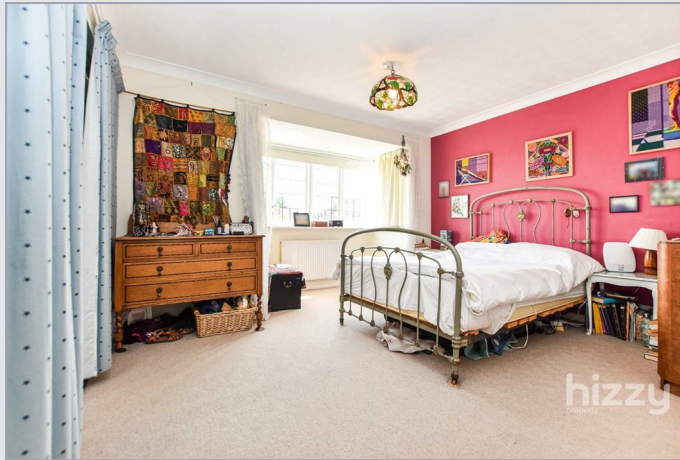




- Extended Detached Family Home
- Modern & contemporary Fitted Kitchen
- Dining Room and Useful Home office
- Solar Panels with Feed in Tariff

- Secluded Rear Garden with Sunny Aspect
- Boot Room/Breakfast Room & Utility Room
- Off Road Parking to the Front

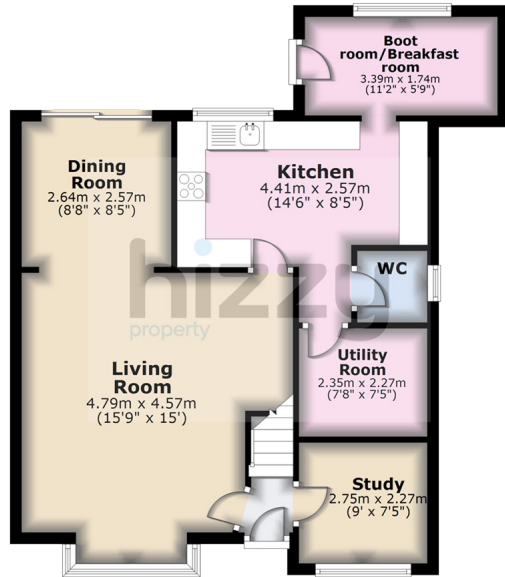
- Bathroom, En Suite & Downstairs WC
- Living Room with Open Fireplace
- 4 First Floor Bedrooms





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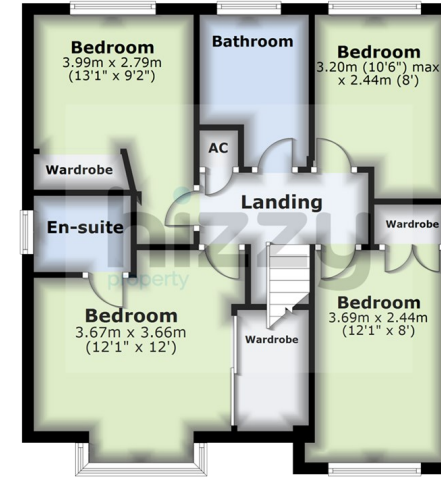
Ground Floor



Total area: approx. 114.5 sq. metres (1232.1 sq. feet)

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

First Floor



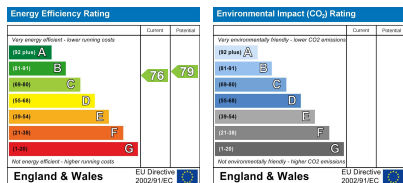
THEY LOVE

We have been so happy here and everything we need is right on our doorstep.

WE LOVE

The feeling of space is great, and the accommodation works so well with a family in mind.

EPC



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