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63 Ann Beaumont Way, Hadleigh, IP7 6SB

Offers over £350,000

About the property

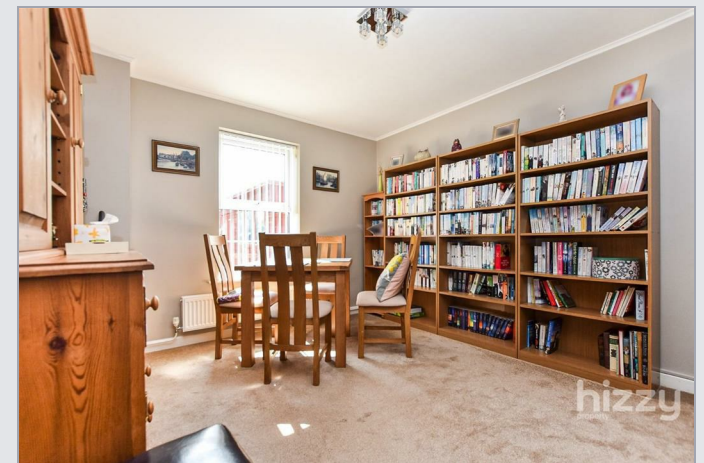
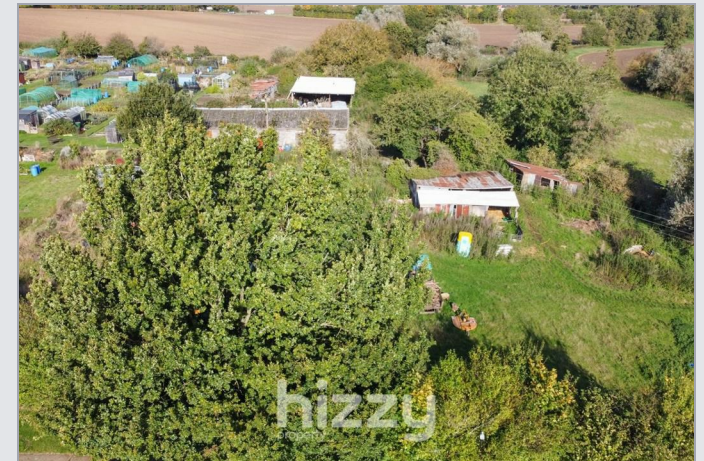
An established 3 bedroom link detached family home fronting onto to local allotments and nicely positioned in an enviable location within walking distance to the town centre and surrounding countryside. The property is neatly presented throughout and also offers potential to extend subject to obtaining the required planning consent. The living space includes a hallway, living room to the front, separate dining room to the rear and an updated modern kitchen with a built in cooker, dishwasher, and water softener. Upstairs there are three bedrooms and a recently updated shower room with a separate WC.

Outside

To the front of the property there is a lawned area with a path to the front door. Side access via a covered passageway leads into the rear garden which is mainly laid to lawn. The driveway is accessed via double gates from the rear and leads into the garden and through to the garage.

Useful info

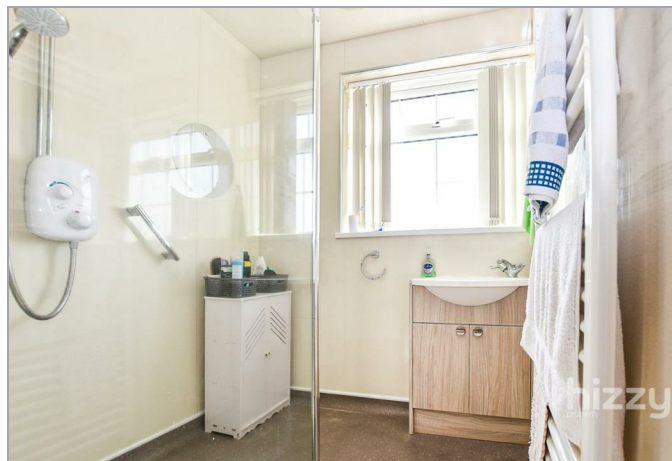
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///query.widget.drums. Broadband Download Speed, superfast up to 49 mbps and upload speed 8mbps. Mobile Network indoor coverage likely on O2 and EE and limited Vodafone, no service on Three. Outdoor coverage likely on all four networks (Source Ofcom).





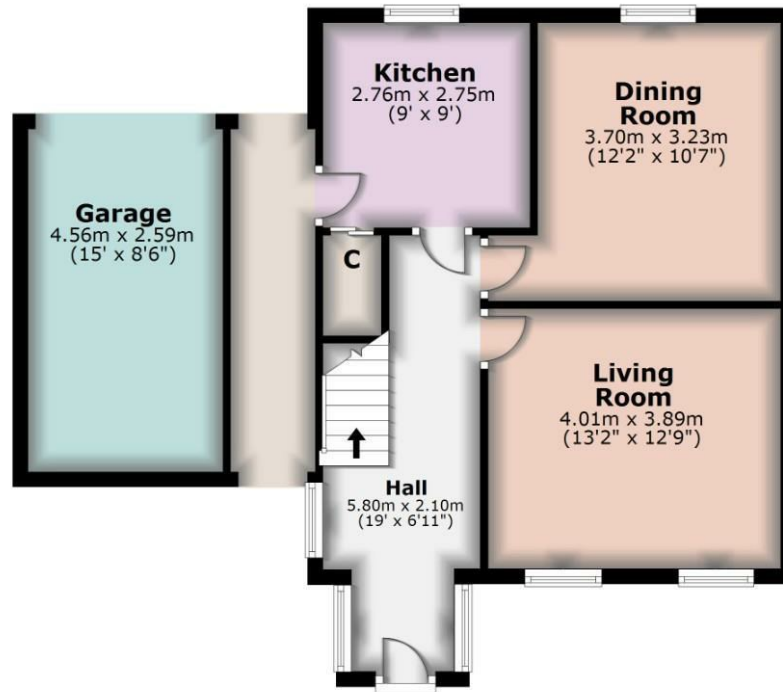
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- Enviably Location in the Town
- Tucked Away Position
- Living Room and Separate Dining Room
- Driveway and Garage
- Fronting onto Local Allotments
- Three First Floor Bedrooms
- Modern Fitted Kitchen
- Walking Distance to the High Street
- Shower Room and Separate WC
- Lawned Front & Rear Gardens

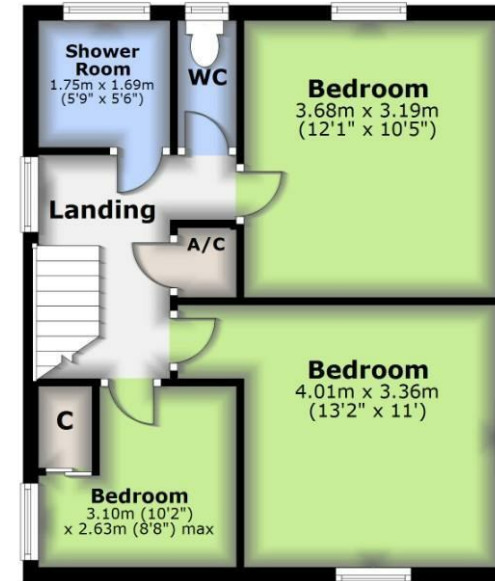




Ground Floor



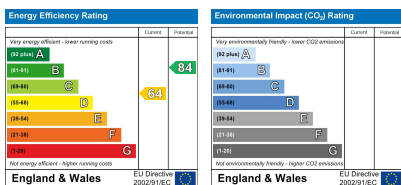
First Floor



Total area: approx. 108.1 sq. metres (1163.5 sq. feet)

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

EPC



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