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property

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31 Guthrum Road, Hadleigh, IP7 5BQ

Offers over £375,000

About the property

A smart, stylish and extended 3 bedroom semi detached family home offered for sale with a lovely rear garden, garage with parking and located a short walk to the High Street. The property underwent a refurbishment programme in 2017 which has resulted in a property that is contemporary in design. One particular feature is the superb rear extension which houses the open plan kitchen/dining room which features built in appliances, an Island breakfast bar and bi-folding doors leading out into the garden. Additionally downstairs, there is a generous sized double reception room, modern bathroom suite, hall and a porch accessed via the "Hormann" designed entrance door. Upstairs, there is a landing with an airing cupboard housing the boiler (not tested by the agents) and three bedrooms. The main bedroom has views across the town and a built in wardrobe.

Outside

To the front there is a generous sized tarmac driveway providing off road parking for several vehicles and a single garage with electrically powered door and light connected. There is also an electric vehicle charging point to remain. The landscaped rear garden includes a large paved patio terrace with central steps leading up to the remainder of garden which is fenced on all sides and includes two artificial lawn areas with raised shrub beds, a large workshop and gate access to Cox's park.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "B" 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 [engages.confetti.daredevil](https://www.what3words.com/engages.confetti.daredevil). Broadband Download Speed, superfast up to 59 mbps and upload speed 12mbps. Mobile Network indoor coverage likely on O2 and limited on EE, Vodafone and Three. Outdoor coverage likely on all four networks (Source Ofcom).



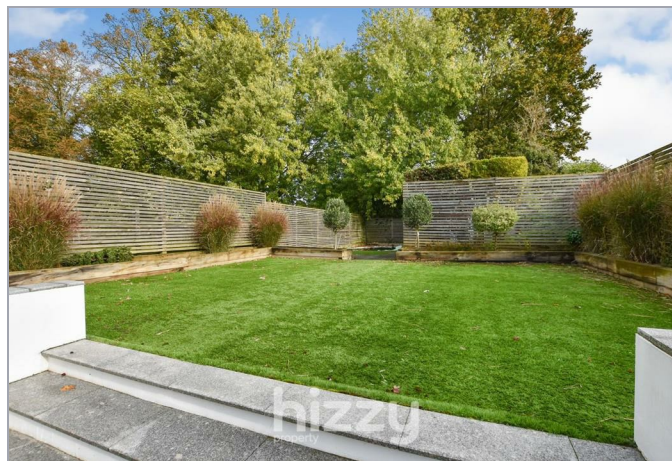


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- Stunning Contemporary Family Home
- Open Plan Kitchen/Diner
- Landscaped Rear Garden
- Walking Distance to the High Street & Schools

- Generous Sized Extended Living Space
- Double Sized Reception Room
- Three First floor Bedrooms

- Refurbished Throughout in 2017
- Garage & Plenty of Off road Parking
- Modern Downstairs Bathroom

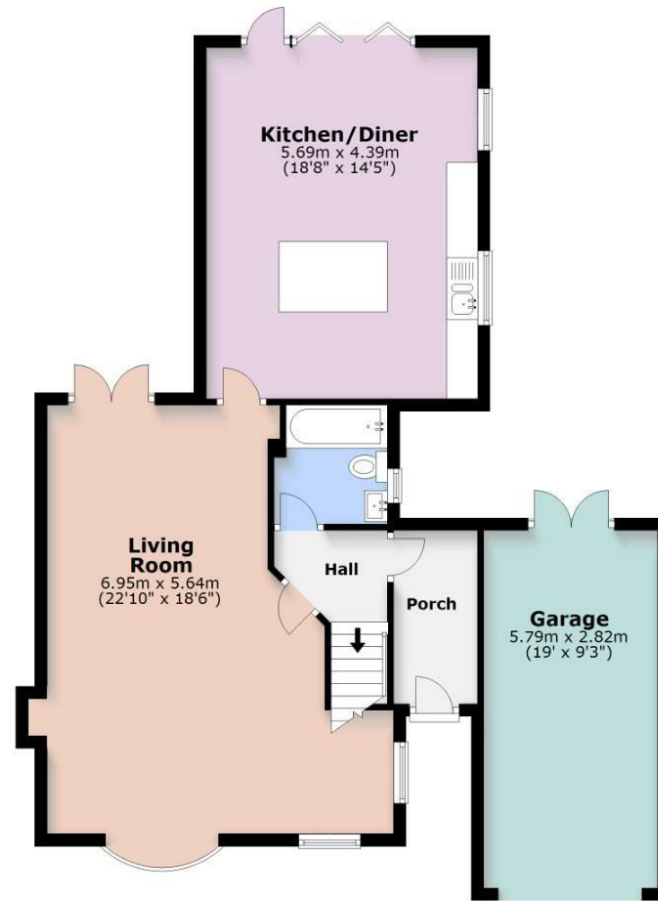




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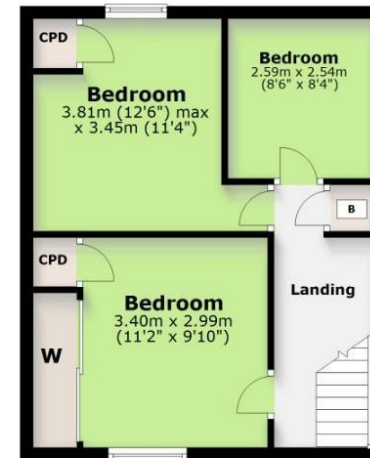
Ground Floor

Approx. 84.8 sq. metres (912.6 sq. feet)



First Floor

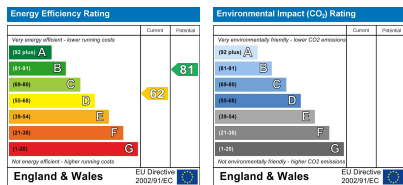
Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 123.1 sq. metres (1325.0 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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