



[www.hizzyproperty.co.uk](http://www.hizzyproperty.co.uk)







# 17 Sarah Rand Road, Hadleigh, IP7 6FF

## Offers over £345,000

### About the property

An exceptionally smart and well presented 3 bedroom detached family home offered for sale with a lovely rear garden, parking and a garage. The property is located within a popular area of the town with most amenities and facilities within easy reach. The living space downstairs includes a small hall, WC, living room, kitchen/dining room with door opening out into the garden and built in fridge/freezer, gas hob, oven and extractor. The accommodation upstairs includes three generous sized bedrooms, all double in size. One bedroom has it's own en suite shower room with another having full width built in wardrobes. There is also a family bathroom.

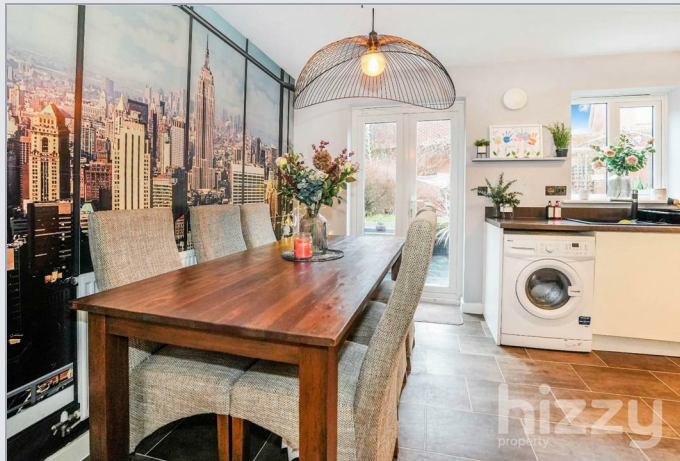
### Outside

To the front there is a small area of lawn and shingle with the remainder comprising of a block paved driveway for up to 3 cars.

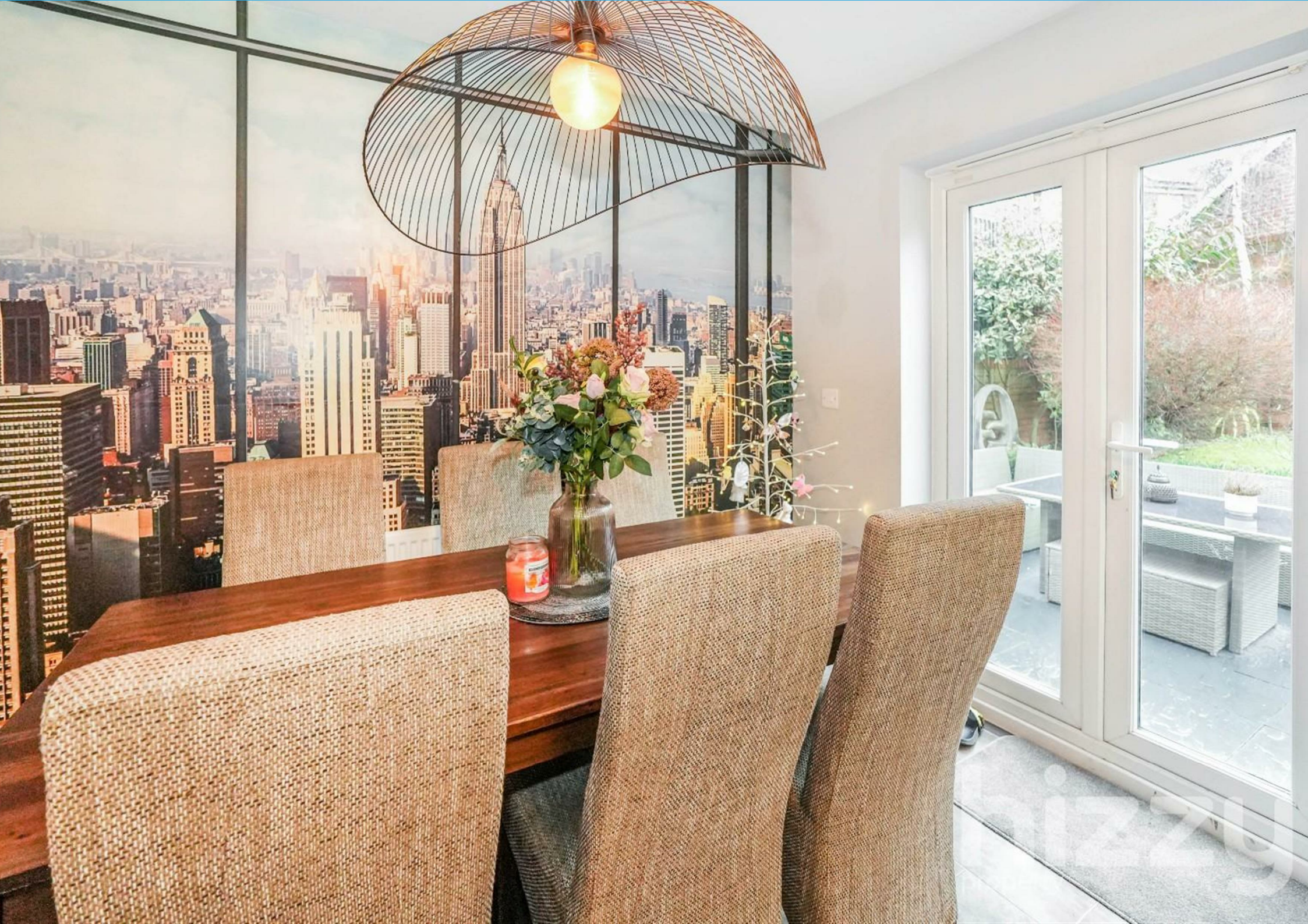
There is also a garage and side gate access into the rear. The rear garden includes a generous sized paved patio area with plenty of space for a table and chairs, a timber decking with space for a sofa etc and a small lawned section of garden with trees and shrubs.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a 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 [///vesting.wonderful.treaties](https://www.what3words.com/vesting.wonderful.treaties). Broadband Download Speed up to 1800 mbps and upload speed 1000 mbps. Mobile Network indoor coverage likely on Three and O2 and limited on EE, and Vodafone. Outdoor coverage likely on all four networks (Source Ofcom).





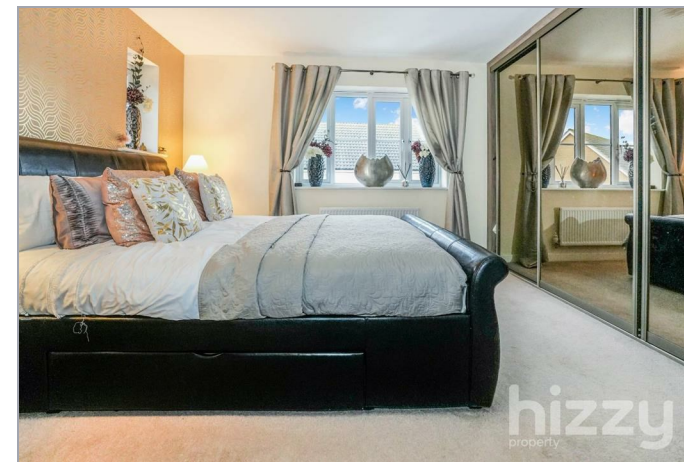
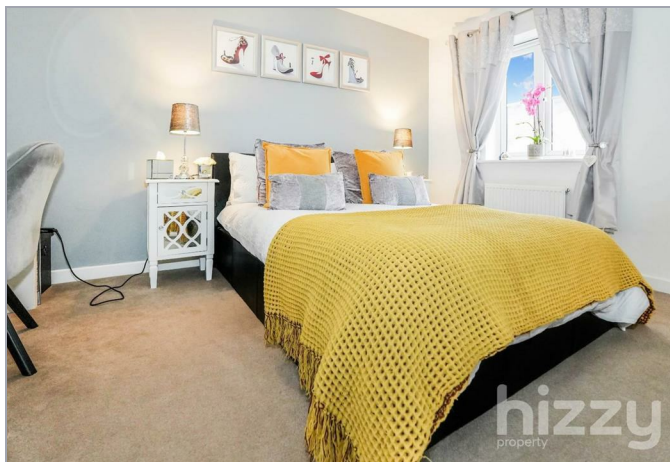




- Exceptionally Well Presented Detached Home
- Landscaped Rear Garden
- Living Room to the Front

- Three Double Sized Bedrooms
- Driveway Parking and a Garage
- Popular Location in the Town

- En Suite, Bathroom and WC
- Smart Modern Fitted Kitchen



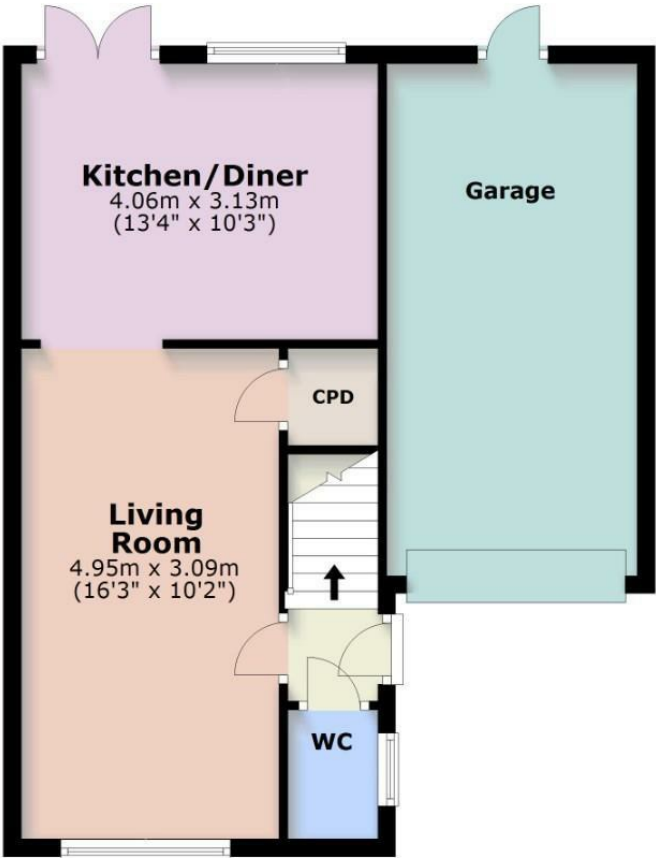






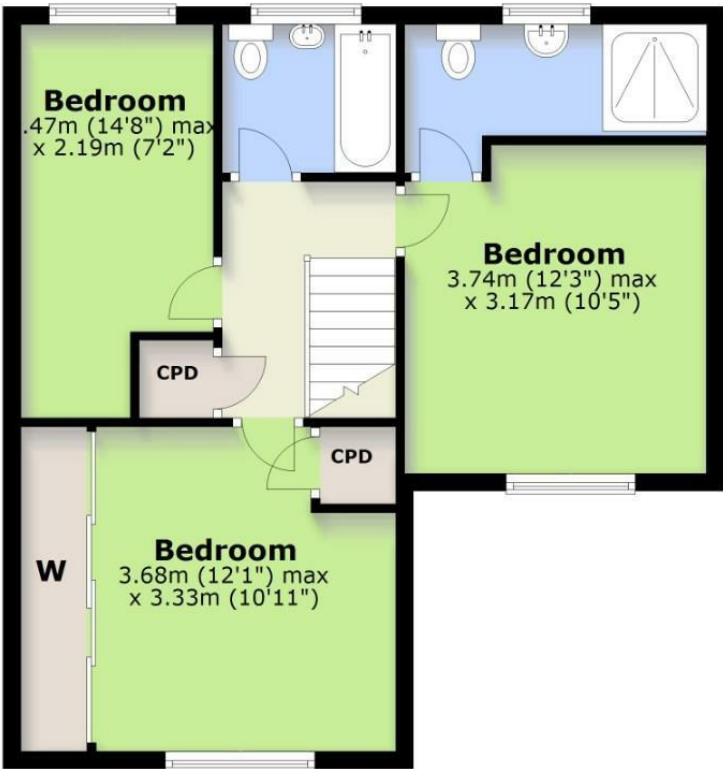
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

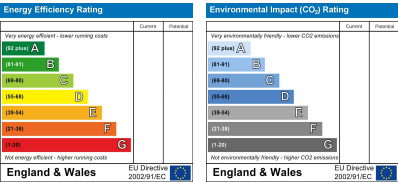
Approx. 55.6 sq. metres (598.4 sq. feet)



Total area: approx. 108.4 sq. metres (1167.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101  
[hello@hizzyproperty.co.uk](mailto:hello@hizzyproperty.co.uk)