



www.hizzyproperty.co.uk



hizzy
property

Anson Spooners Lane, Hadleigh, IP7 5EZ

£375,000

About the property

An exceptionally well presented and surprisingly spacious detached bungalow located approximately 100 yards from the High Street in Hadleigh and therefore perfectly positioned for those who need a property on one level and with direct access to the town's shops, facilities and bus station. The property is also within easy reach of open countryside making it ideal for an afternoon leisurely stroll or simply a walk with the dog. The impressive living space includes an entrance porch, living room, reception/dining room with a wood burner, conservatory, fitted kitchen which is partially open plan into the utility room, a shower room and two double bedrooms, one with a smart shower room. New gas boiler installed in December 2023.

Outside

The property has block paved off road parking to the front and gated access to the rear garden which is pleasantly secluded with an attractive terraced area providing a great space for outside dining or enjoying your morning coffee. There is a garage which is now used for storage and has no vehicular access.

Useful info

All mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). The property has 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 [///spreading.cactus.beast](https://www.what3words.com/@@@spreading.cactus.beast). Broadband download speed up to 80 mbps and upload speed up to 20mbps (Source Ofcom). Mobile Network indoor coverage likely on O2 & EE with limited coverage on Three and Vodafone. Outdoor coverage likely on all four networks (Source Ofcom).





hizzy
property

- Surprisingly Spacious Detached Bungalow
- Immaculately Presented
- Living Room & Conservatory
- Secluded Private Rear garden
- 100 Yards from the High Street
- Updated Shower Room & En Suite
- Fitted Kitchen and Utility
- Driveway Parking to the Front
- Reception/Dining Room with Wood Burner
- Two Double Bedrooms



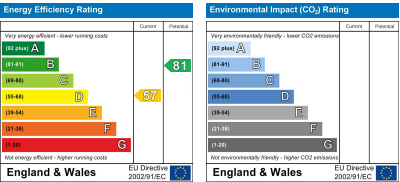


hizzy
property

Floor Plan



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