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45 Station Road, Hadleigh, IP7 5HX

£450,000

About the property

A rarely available 4 bedroom extended semi detached chalet style home offered for sale "Chain Free". Included within the generous sized plot approaching 1/3rd of an acre (sts), there is a double garage with plenty of off road parking. The property is nicely tucked away at the end of a (private) no through road, set back behind mature hedging which provides a screen from Station Road. The property itself offers versatile and extended living space ideal with a family in mind. The accommodation downstairs includes a hallway, living room, games room, kitchen/dining room, home office, bathroom and two bedrooms. On the first floor there are two further bedrooms and a shower room.

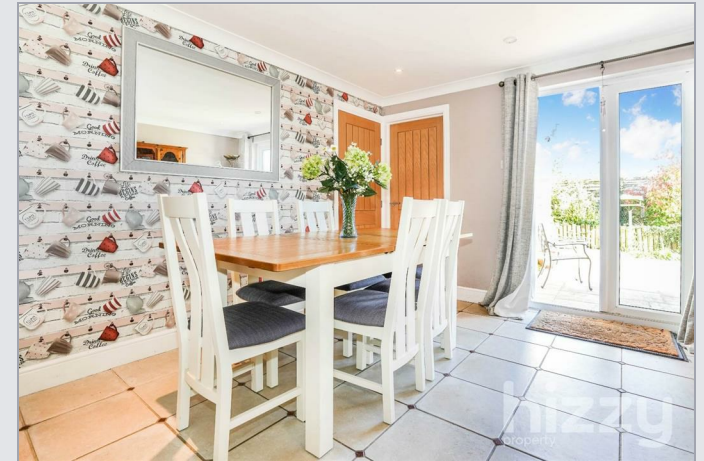
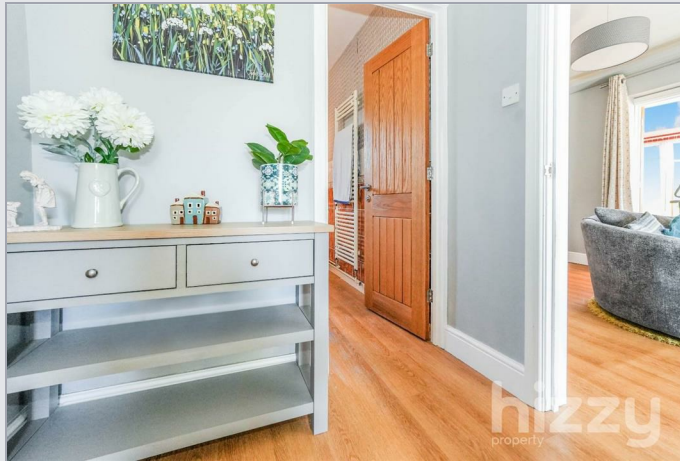
Outside

To the front there is a large circular gravel parking area with plenty of space for numerous vehicles, including a

caravan/motorhome. The double garage is located to one corner and has a inspection pit, ideal for car enthusiasts. There is a gate with a few steps which lead up to the property, where there is an abundance of mature trees, shrubs and a large paved sun terrace. Access to the rear which includes a large paved patio, ideal for "al fresco" dining and steps up to the generous sized lawned garden with a timber summer house.

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 ///thunder.advancing.state. Broadband Download Speed up to 80 mbps and upload speed 20 mbps (Source Ofcom). Mobile Network indoor coverage limited on all four networks. Outdoor coverage likely on all four networks (Source Ofcom).





- Plot Size Approaching 1/3 Acre (sts)
- Four Bedrooms (2 up/2 down)
- Useful Home Office
- Double Garage and Plenty of Parking
- Living Room and Games Room
- Bathroom and Shower room
- Versatile and Generous Living Space
- 26ft Kitchen/Dining Room
- No Chain Delay



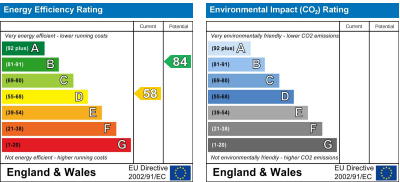


Floor Plan



Total area: approx. 153.1 sq. metres (1647.8 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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