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10 Sarah Rand Road, Hadleigh, IP7 6FF

£375,000

About the property

Occupying an enviable position overlooking an open greensward, this impressive four-bedroom detached home offers both privacy and an attractive outlook. Constructed approximately 11 years ago, the property combines modern efficiency with everyday convenience, benefitting from solar panels with a feed-in tariff, CCTV, an electric roller-door single garage and extensive parking for three vehicles plus a motorhome or caravan.

The accommodation flows seamlessly throughout the ground floor, beginning with a dual-aspect living room extending from front to back and opening into a conservatory fitted with underfloor heating — creating a comfortable year-round space whilst overlooking the garden. The fitted kitchen is complemented by a dining area with room for a family table, while a practical utility area is positioned to the rear. There is also a WC.

Upstairs, the principal bedroom features an en suite shower room. Three further bedrooms are serviced by a family bathroom.

The setting is ideal for those who enjoy the outdoors, with numerous scenic walks close-by — perfect for dog owners — while Hadleigh's charming High Street, with its selection of independent shops, cafés and amenities, is reached on foot in around 15 minutes.

Outside

The rear garden is attractively landscaped with maintenance-free artificial lawn alongside a selection of shrubs and flowering plants, which provides an element of seclusion — a tranquil space for outdoor dining or quiet relaxation. Practical features include hot and cold outdoor taps, side access, a storage shed and a personnel door into the single garage. The property is accessed via a shared driveway from the road which leads to this property.

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 ///bath.glossed.limelight. Broadband Download Speed up to 1800 mbps and upload speed 1000 mbps (source Ofcom). Mobile Network, Three, good outdoor and in the home, O2, Vodafone and EE have good outdoor and variable in the home. (Source Ofcom).



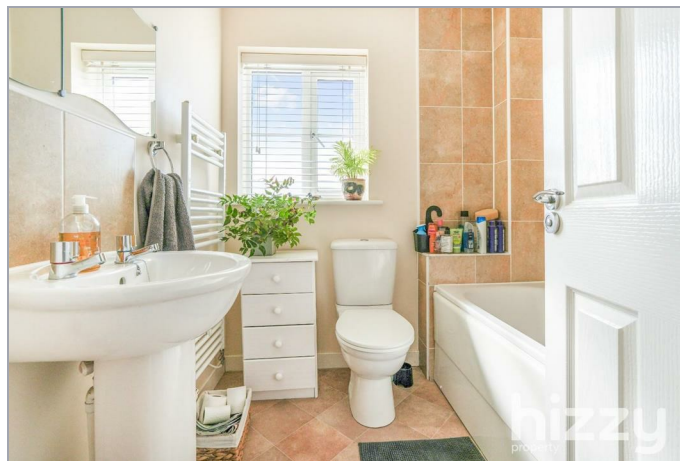
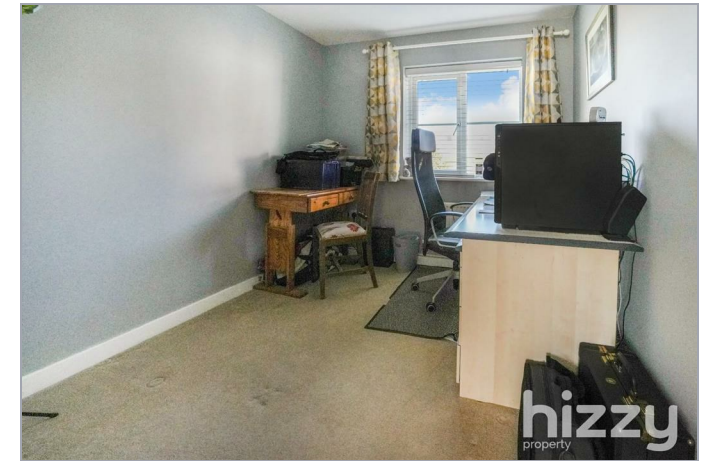


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- 4 bedroom detached home with family-friendly living
- Conservatory with underfloor heating
- Garage plus parking for three cars and a motorhome

- Dual-aspect living room into the conservatory
- Main bedroom with en suite, plus 3 further bedrooms
- Solar panels with feed-in tariff and CCTV

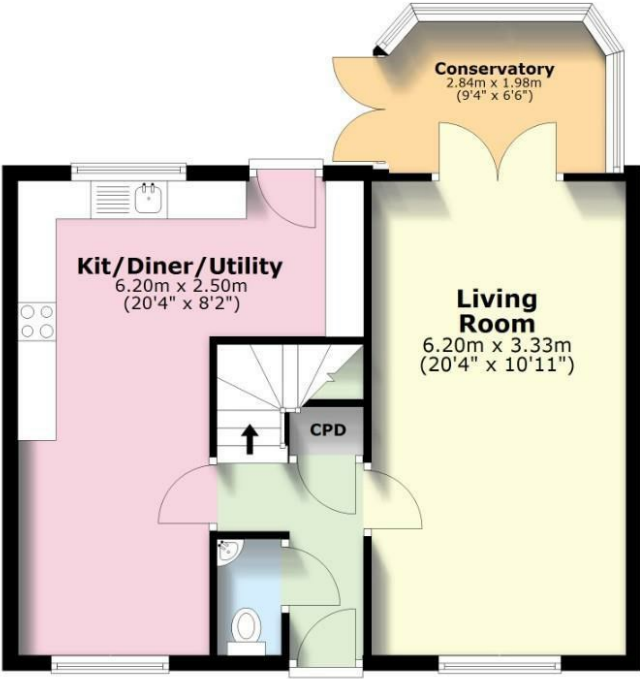
- Fitted kitchen/dining room
- Low-maintenance rear garden
- Close to local walks and short stroll to High Street



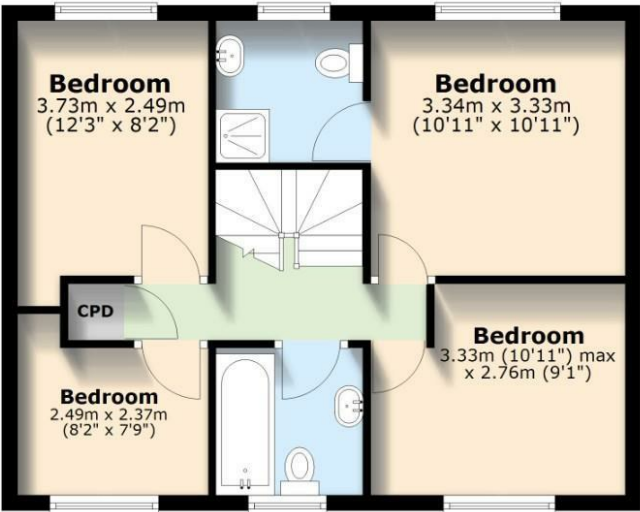


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Ground Floor



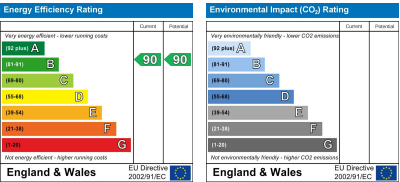
First Floor



Total area: approx. 104.2 sq. metres (1121.6 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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