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23 Edwin Panks Road, Hadleigh, IP7 5JL

Guide price £425,000

About the property

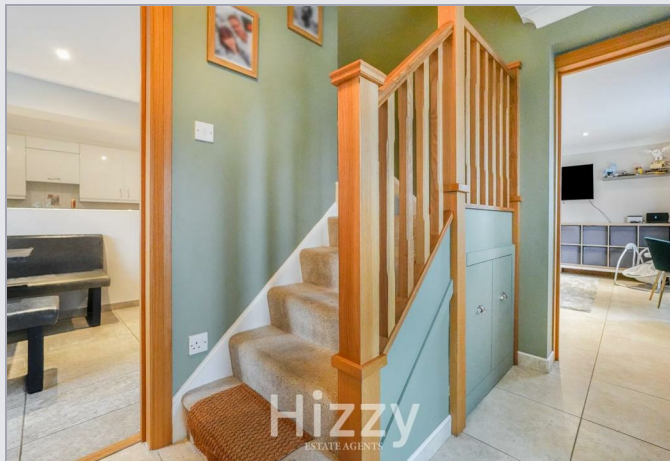
** GUIDE PRICE £425'000 - £435'000 ** An impressive, extended and highly versatile five-bedroom detached family home, occupying a generous corner plot in a sought-after Hadleigh location close to schools and the leisure centre. The property has been enhanced in recent years, creating spacious, flexible and well-presented accommodation ideal for modern family living, along with ample off-road parking and a private, secluded rear garden. The ground floor offers a welcoming entrance hall, a fitted kitchen with dining area and an adjoining living room with bi-folding doors opening onto the rear terrace, perfect for entertaining. There is a further generous reception room, currently used as a playroom, together with a ground-floor bedroom featuring its own external access, ideal for guests or home workers. A downstairs WC completes the ground floor. To the first floor are four further bedrooms, all with fitted or built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while a stylish and modern family bathroom serves the remaining bedrooms. Bedrooms four and five have been recently partitioned with a stud wall, which can easily be removed to reinstate one larger bedroom if required.

Outside

Outside, the rear garden has been thoughtfully landscaped to create a private and attractive outdoor space, featuring a raised terrace and a sheltered dining area. To one corner of the garden is a detached studio, ideal for use as a gym, office or hobby room, and benefitting from power. To the front, ample off-road parking is provided via a newly laid tarmac driveway.

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 [///condense.weddings.voting](https://www.what3words.com/condense/weddings/voting). Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network coverage EE and O2 good outdoor and in home, Three and Vodafone good outdoor (Source Ofcom).



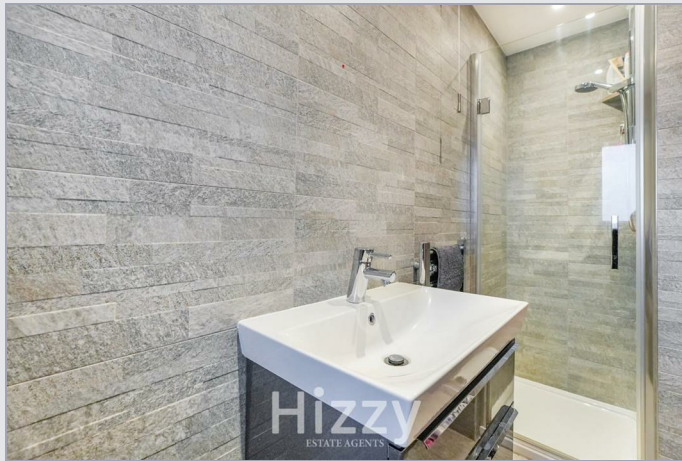


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- Extended five-bedroom detached home
- Spacious, flexible layout ideal for growing families
- Ample off-road parking with newly laid driveway

- Generous corner plot in a popular Hadleigh location
- Two reception room plus ground-floor bedroom
- Private, landscaped rear garden perfect for entertaining

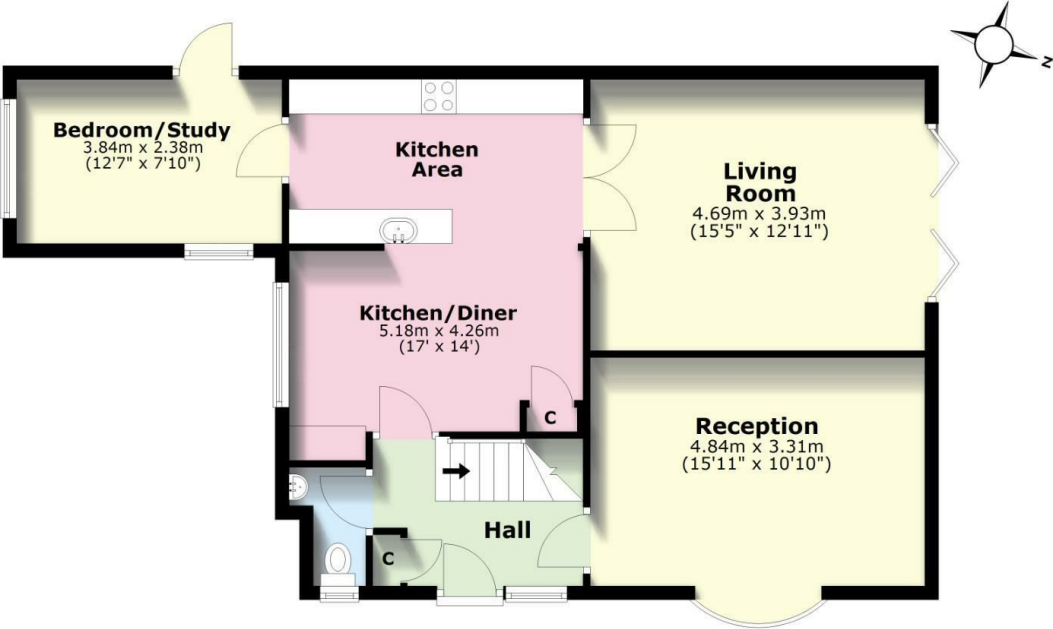
- Ideally placed for schools and the leisure centre
- Principal bedroom with en-suite shower room
- A corner studio/gym/office with power



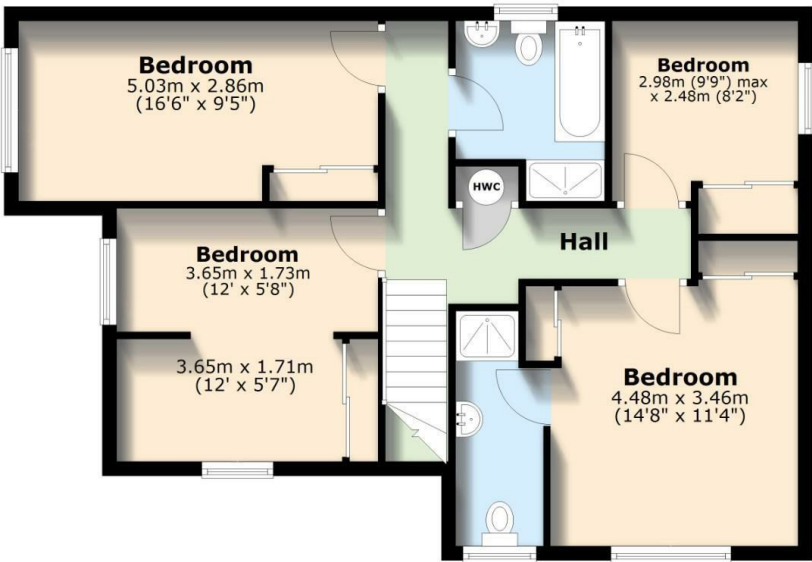


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Ground Floor

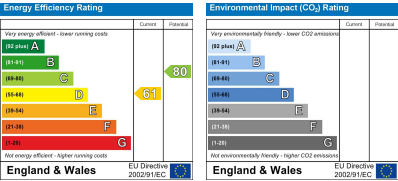


First Floor



Total area: approx. 144.6 sq. metres (1556.9 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



01473 875101 | hello@hizzyproperty.co.uk | www.hizzyproperty.co.uk

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