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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. 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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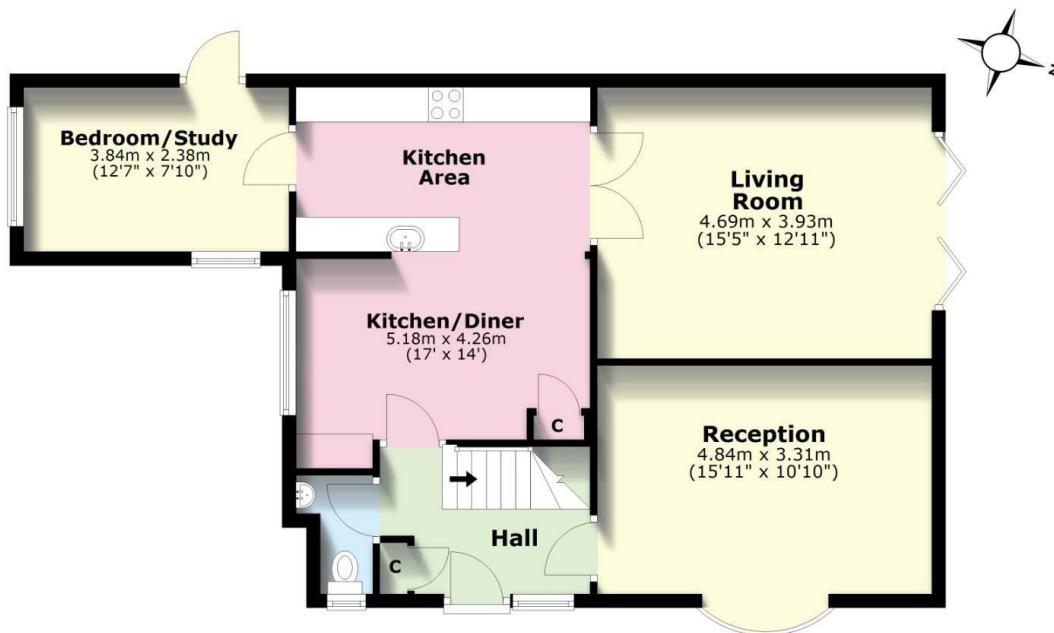
- Extended five-bedroom detached home
- Spacious, flexible layout ideal for growing families
- Ample off-road parking with newly laid driveway
- Generous corner plot in a popular Hadleigh location
- Two reception room plus ground-floor bedroom
- Private, landscaped rear garden perfect for entertaining
- Ideally placed for schools and the leisure centre
- Principal bedroom with en-suite shower room
- A corner studio/gym/office with power



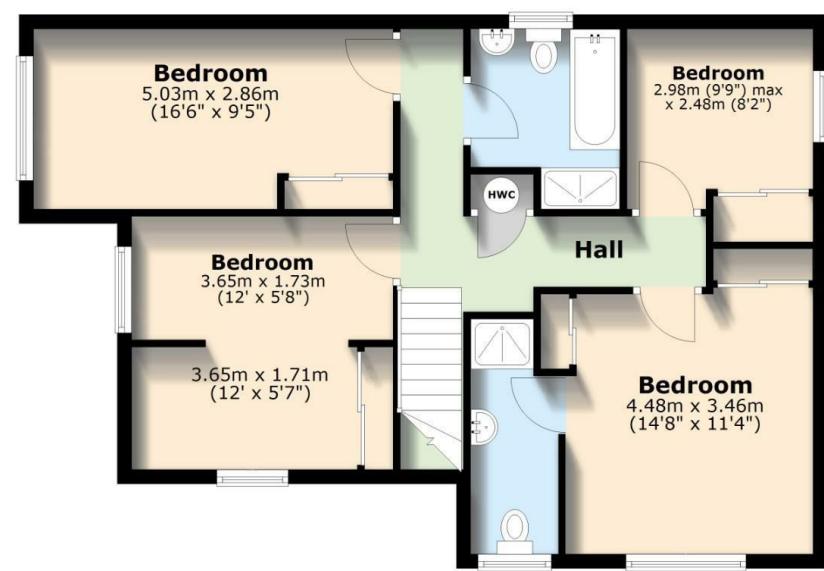


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## Ground Floor



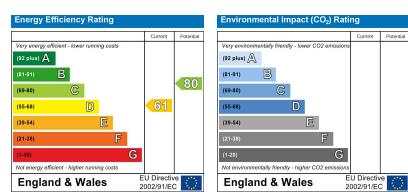
## First Floor



Total area: approx. 144.6 sq. metres (1556.9 sq. feet)

The floorplan is intended as a guide only and all measurements are approximate and not to scale.  
Plan produced using PlanUp.

## EPC



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