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11 Emma Girling Close, Hadleigh, IP7 6FH

A superb detached 5 bedroom family home located in a wonderful setting overlooking a meadow and open countryside. This immaculately presented property offers plenty of parking along with a detached double garage, lovely gardens, a recently fitted, stylish and contemporary kitchen with granite work surfaces, and some newly fitted carpets. The light and bright living space includes 5 bedrooms, 4 which are double in size along with a decent single, with two of the bedrooms and a bathroom being located on the top floor which we feel would work particularly well for teenagers who might want their own space, sitting room or games room. There are also a further 3 bedrooms and a family bathroom on the first floor, two of which two have their own en suite's with the principal bedroom having a dressing area with fitted wardrobes. Downstairs, there is a reception hall with stairs to the first floor, a WC, and doors into the recently updated kitchen with adjoining dining area, which provides a great open plan space for all the family to gather. Across the hall is the living room which runs from the front to the back of the property and includes double doors which lead out onto the garden. The property also includes a water softener, security alarm system, built in oven, hob, extractor and dishwasher.

The property is nicely positioned at the end of this small development fronting onto the meadow, there is a good sized paved driveway with parking for probably 4 to 5 vehicles and a detached double garage (20 ft x 18 ft 4) with power/light, twin doors and handy roof storage space. There is a neat and tidy small lawned garden and side gate access to the rear. The rear garden has a paved patio terrace ideal for outside dining and a BBQ with the remainder of garden laid to lawn with side borders and a selection of flower and shrubs. To one end of the garden is a timber decking patio area.

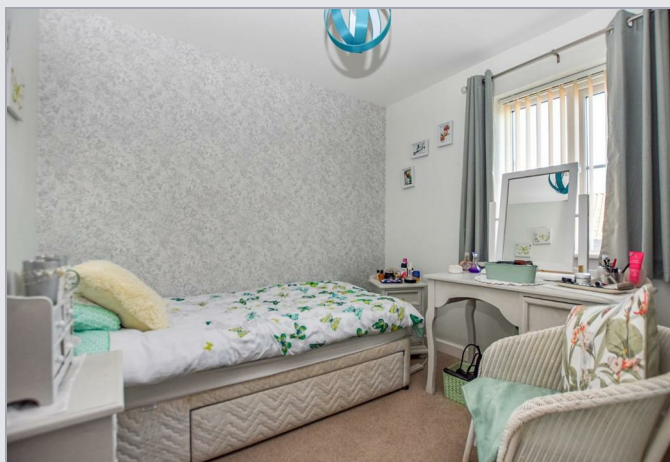




- Nicely positioned overlooking the meadow
- 5 Generous sized bedrooms
- Open plan kitchen/dining room
- Immaculately presented

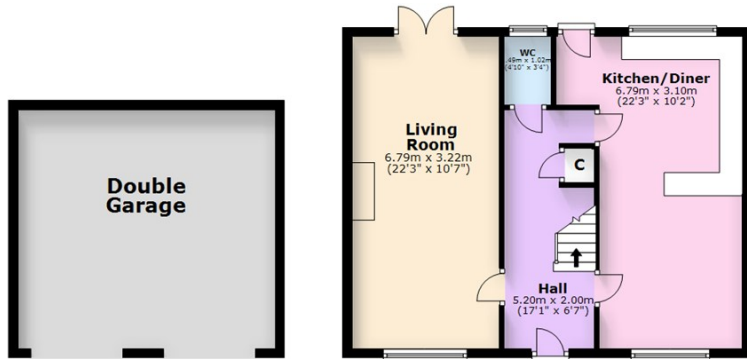
- Detached double garage
- Bathroom, 3 Shower rooms & WC
- Separate living room with doors onto the rear garden

- Parking for 4 to 5 vehicles
- Recently fitted contemporary kitchen
- Two bedrooms on the top floor with shower room

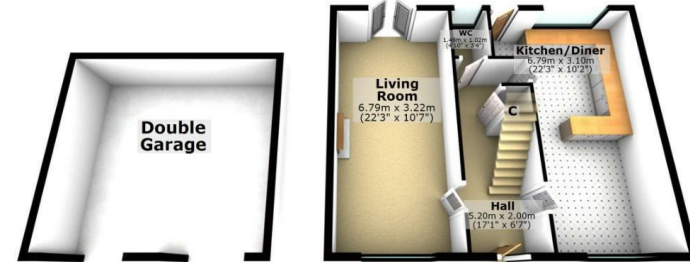




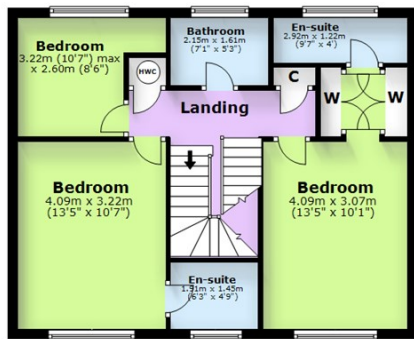
Ground Floor
Approx. 86.7 sq. metres (932.7 sq. feet)



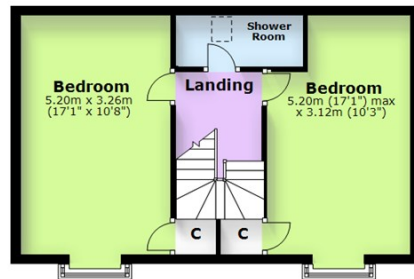
Ground Floor
Approx. 86.7 sq. metres (932.7 sq. feet)



First Floor
Approx. 57.6 sq. metres (620.1 sq. feet)



Second Floor
Approx. 44.7 sq. metres (481.0 sq. feet)



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Total area: approx. 188.9 sq. metres (2033.8 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	91	A	A
Very energy efficient - lower running costs (101-91) A (90-81) B (80-65) C (55-45) D (44-25) E (23-12) F (1-10) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (101-91) A (90-81) B (80-65) C (55-45) D (44-25) E (23-12) F (1-10) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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