



# 6 EDWIN PANKS ROAD

Hadleigh



Suffolk



Chapman Sticks

# 6 EDWIN PANKS ROAD, HADLEIGH, SUFFOLK, IP7 5JL

AN EXCEPTIONALLY WELL-PRESENTED 4 BEDROOMED  
FAMILY HOUSE WITHIN WALKING DISTANCE OF HADLEIGH  
HIGH SCHOOL AND WELL PLACED FOR THE TOWNS AMENITIES

Ipswich – 9 miles

Colchester – 14 miles

Manningtree - 9 miles (London Liverpool Street from 59 minutes)

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- Reception hall • Living room • Kitchen / dining room • Cloakroom • 4 bedrooms •  
• 2 bathrooms (1 ensuite) • Garage • Gardens •





### The Property

This desirable property has been in the current ownership since it was built in 1987. Upgraded over the years including with replacement windows and doors, the house has an attractive open plan layout appropriate for modern day living. Solar panels are a recent addition, which not only produce all the hot water but a useful income.

From the reception hall stairs rise to the first floor and a door leads through to the well proportioned living room with a bay window to the front. The kitchen / dining room is particularly well equipped with extensive worksurfaces and breakfast bar, built in 'Neff' microwave and double oven, 4 ring induction hob including a variable multi zone area, dishwasher and fridge / freezer.



On the first floor there are three double bedrooms, one with an ensuite shower room, a single bedroom and a family bathroom.

Within the integral garage is a water softener, plumbing for washing machine and tumble dryer, gas fired boiler and controls for the solar panels.

### Outside

The property is set well back from the road with a driveway providing parking for two cars and a well stocked and established bed of specimen conifers. The secluded rear garden has a wide brick paved terrace with steps leading up to a central lawn, gravel paths, a further terrace and planted with numerous trees and shrubs.



### Location

Located under 1 mile from the town centre, Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops, as well as both Junior and Senior schools.

### Services

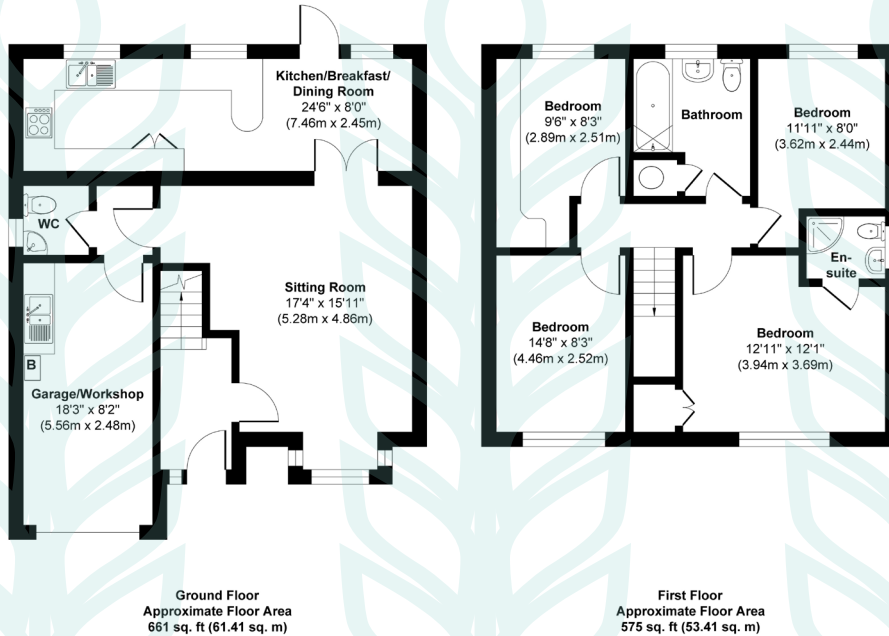
We understand all mains services are connected. Solar panels are fitted.

### EPC Rating

Current B(86). Potential B(90).

Local Authority and Council Tax Band  
Babergh with Mid Suffolk District Council.  
Band D.

## 6 Edwin Panks Road, Hadleigh IP7 5JL



**Approx. Gross Internal Floor Area 1128 sq. ft / 104.82 sq. m. (Including Garage)**

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