



74 EDWIN PANKS ROAD

Hadleigh

|

Suffolk



Chapman Stickels



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

AN IMMACULATE FOUR-BEDROOM DETACHED FAMILY HOME  
WITHIN WALKING DISTANCE OF THE HIGH SCHOOL AND  
WITHIN EASY REACH OF HADLEIGH'S AMENITIES

Ipswich – 9 miles

Colchester – 14 miles

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

- Reception hall • Sitting room • Dining room • Kitchen • Utility room • Cloakroom •
- Study / family room • Four bedrooms (one ensuite) • Family bathroom • Garage •
- Off-road parking • Secluded rear garden •





#### The Property

74 Edwin Panks Road is an immaculately presented family house which forms part of an established residential area to the east of the town centre.

A welcoming entrance hall leads into the sitting room, with laminate flooring throughout and a focal fireplace, a bay window to the front provides an abundance of natural light. Double glazed doors from the dining room open out directly onto the rear garden. The kitchen is fitted with extensive worksurfaces and cupboards with integral appliances including Bosch double oven & microwave, dishwasher and Hotpoint 4 ring induction hob. A utility room provides further space for a washing machine. To the front of the house is a study / family room which could also be used as a fifth bedroom.



On the first floor a spacious landing provides access to four bedrooms, one with ensuite and a fully tiled family bathroom. Three of the bedrooms also benefit from fitted wardrobes. The bedrooms to the rear also enjoy far reaching views towards Kersey.

Outside the property in set back from the road providing off-road parking for several vehicles and a single garage. Side gates also provide access to the rear garden.

The landscaped enclosed rear garden has a central lawn bounded by established flower and shrub borders, a sun terrace and a further decking area. The garden is split over two levels and also benefits from two sheds.

#### 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

Mains electricity, gas, water and drainage.

#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band D (2025)

#### EPC Rating

Current D (64), Potential C (79).



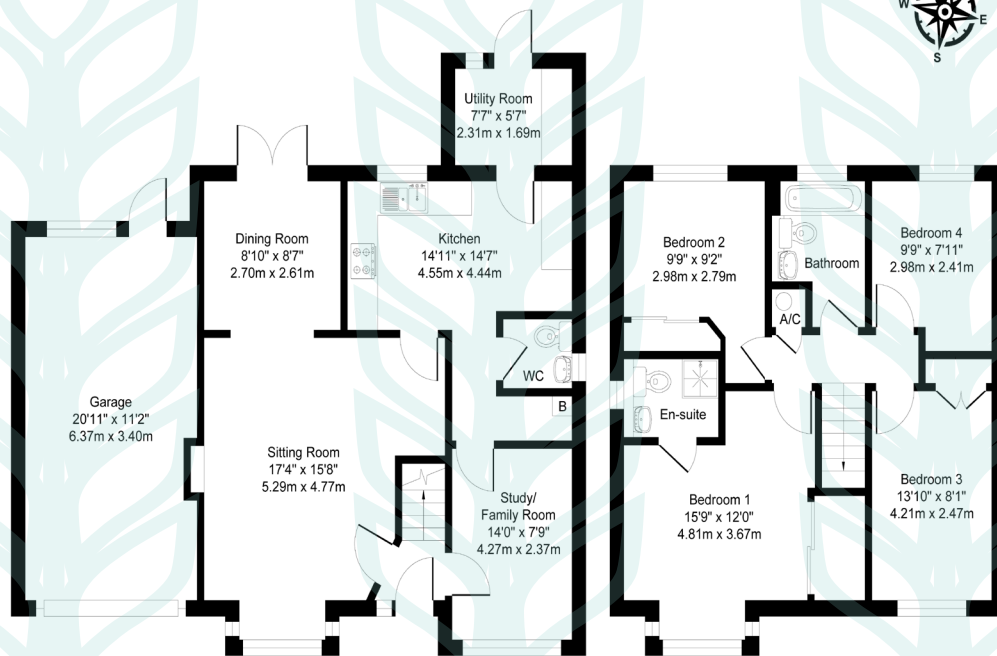


# 74 Edwin Panks Road, Hadleigh, IP7 5JL

Approximate Floor Area

Main House - 1246 sq. ft / 115.76 sq. m

Garage - 230 sq. ft / 21.37 sq. m



Ground Floor

First Floor

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## Chapman Stickels

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