



Hizzy

# Highfield, Boswell Lane, Hadleigh, Suffolk, IP7 6BX

£550,000

## About the property

Rarely available and occupying a superb, secluded plot of 1/4 acre (STS), Highfield is an attractive three-bedroom detached bungalow situated along Boswell Lane in Hadleigh. Believed to date from the 1930s/40s, the property retains plenty of character, with red-brick elevations, herringbone detailing and leaded windows beneath a tiled roof. A long central hallway provides access to the majority of the accommodation. The bright, well-proportioned living room features a wood-burning stove and double doors opening directly onto the garden.

The kitchen is fitted with an extensive range of shaker-style units, quality work surfaces, a range-style cooker, fridge/freezer and dishwasher. It opens into a garden room, currently arranged as a dining area, which enjoys views over the grounds and has double doors leading outside. An adjoining utility room provides additional storage, a sink, laundry space, larder and separate boiler cupboard. The generous principal bedroom connects to a dressing area and en-suite bathroom containing a bath and separate shower. Two further well-proportioned bedrooms and a family bathroom complete the accommodation. \*Grass digitally enhanced in some external images

## Outside

The secluded grounds are a standout feature of Highfield, extending to 1/4 acre (STS) and wrapping around the bungalow. Predominantly laid to lawn, the established gardens include mature hedging, trees and shrubs, providing a good degree of privacy. Several paved seating areas offer places to enjoy the surroundings, while double doors from both the living room and garden room create an excellent connection with the outside. A generous gravel driveway provides ample parking for several vehicles, alongside a substantial timber garage and further garden sheds. \*The property previously benefited from planning permission under reference B/14/00462 for a double cartlodge with storage/home office accommodation above. This permission has since lapsed, and any similar proposal would require a new planning application and the necessary consents.

## Useful info

All mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). The property has a band D council tax rating with the local authority being Babergh and Mid Suffolk District Councils. Broadband Speed: Broadband download and upload speed up to 1000mbps (Source Ofcom). Mobile Network Coverage: EE O2, Vodafone and Three all have good outdoor coverage. EE and Vodafone have variable indoor coverage with O2 having good indoor coverage (Source Ofcom).





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- Rarely available detached bungalow
- Secluded plot of 1/4 acre (STS)
- Three well-proportioned bedrooms

- Dressing area and en-suite
- Living room with wood-burning stove
- Shaker-style kitchen and adjoining garden room

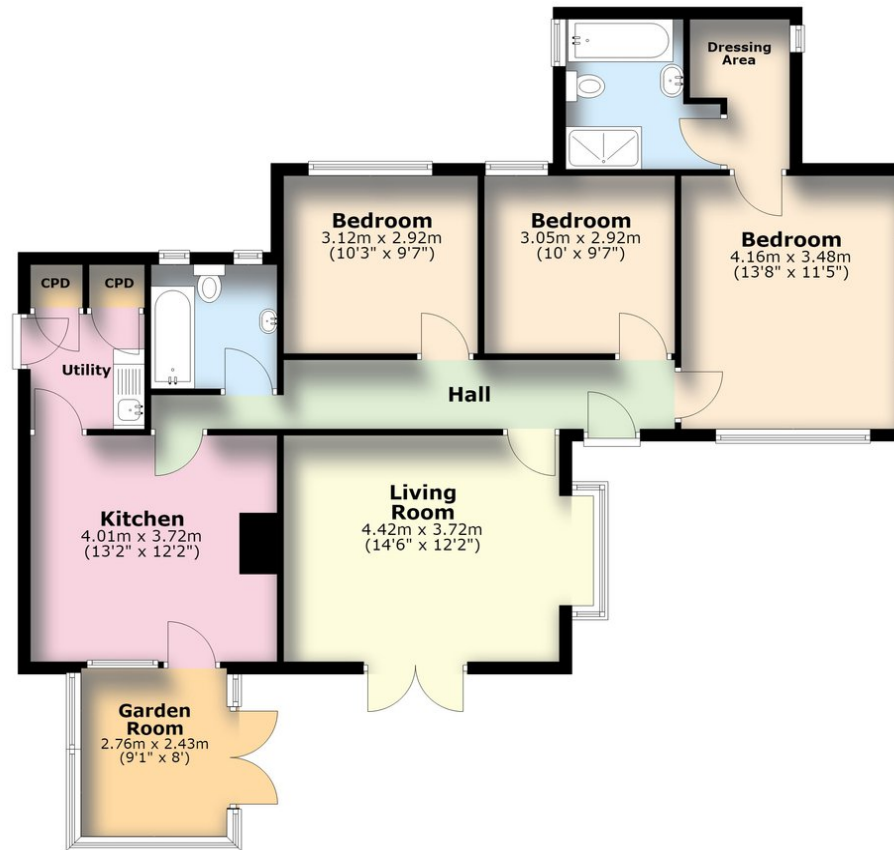
- Established wraparound gardens
- Ample parking and timber garage
- Grass digitally enhanced in some external images





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## Ground Floor



Total area: approx. 100.5 sq. metres (1081.9 sq. feet)

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

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