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# 1 Bouchier Close, Hadleigh, IP7 5SS

## Guide price £350,000

### About the property

\*Guide Price £350,000 - £360,000\*. Set back from the road on a generous corner plot, this impressive 4/5 bedroom detached home offers flexible and well-balanced living space, perfectly suited to modern family life and ideally positioned close to all of Hadleigh's amenities.

The ground floor includes a bright and welcoming living room, together with a stylish kitchen/diner with an integrated fridge/freezer and doors that open directly onto the garden – ideal for family meals and entertaining. A useful utility room and a downstairs shower room add to the practicality. The former garage has been cleverly converted into a versatile extra room, conveniently located next to the shower room – perfect for use as a fifth bedroom, home office, playroom, guest suite or hobby space.

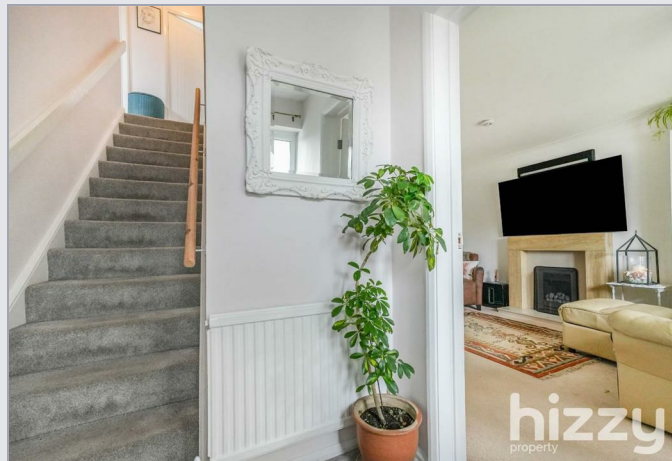
Upstairs, there are four well-proportioned bedrooms, including a generous main bedroom with en suite shower room, plus a modern family bathroom. Three of the upstairs bedrooms enjoy an elevated outlook with views across rooftops towards open countryside beyond.

### Outside

Outside, the secluded rear garden offers a pleasant space to relax or dine outdoors, complete with a paved terrace, lawned area and summerhouse. To the front, there is off-road parking for several vehicles along with a lawned garden. Well located within easy reach of schools, the leisure centre and the High Street, this is a fantastic family home in a sought-after Hadleigh location.

### Useful info

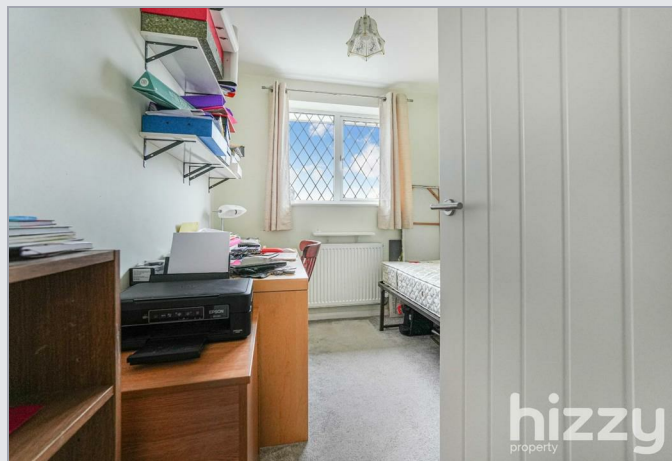
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///district.cobras.receiving. Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network EE and O2 good outdoor and variable in home. Vodafone and Three good outdoor (Source Ofcom).





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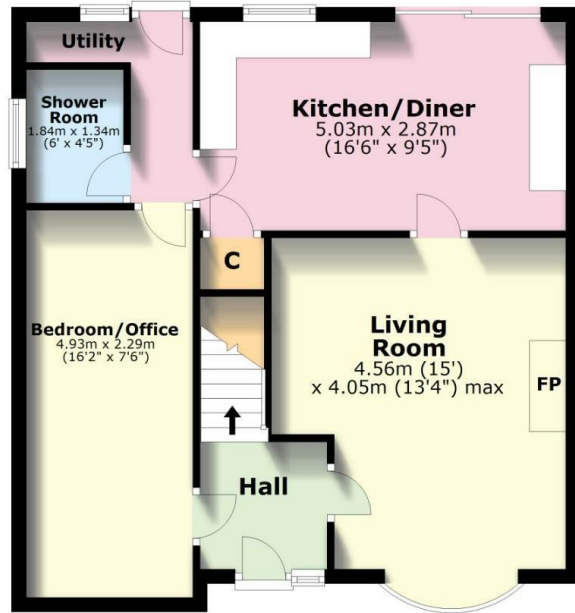
- Corner plot, set back from the road
- Kitchen/diner with doors to the garden
- En suite and family bathroom
- Close to schools, the leisure centre and town amenities
- Utility room and downstairs shower room
- Driveway parking and lawned front garden
- Spacious 4/5 bedroom detached home
- Versatile downstairs extra room/bedroom 5
- Rear garden with terrace and summerhouse



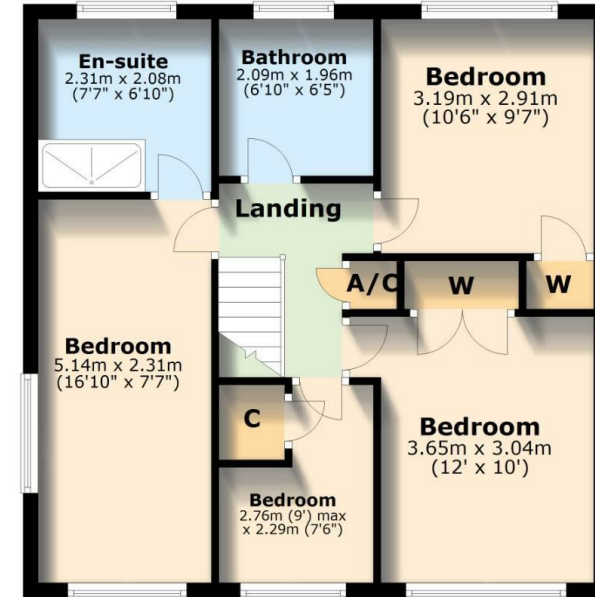


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## Ground Floor



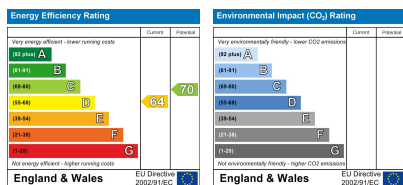
## First Floor



Total area: approx. 114.7 sq. metres (1234.9 sq. feet)

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

# EPC



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