



Edwin Panks Road
Hadleigh

DAVID
BURR

8 Edwin Panks Road, Hadleigh, Suffolk, IP7 5JL

A well-proportioned and highly versatile detached family home, offering generous accommodation arranged over two floors and having benefited from a number of recent improvements. The property is particularly well suited to modern family life, with flexible reception space, up to six bedrooms if required and the added benefit of solar panels, together with recently replaced bathroom and shower-room fittings.

The ground-floor accommodation is arranged around a welcoming and practical layout, with a comfortable and bright sitting room opening through to a separate dining room, creating an excellent arrangement for both everyday living and entertaining. The modern fitted kitchen is both stylish and designed with plenty of bespoke storage and is complemented by a useful utility room, providing additional storage and appliance space.

A particularly valuable feature of the property is the former garage, which was converted in 2018 to provide an additional ground-floor room. Currently offering excellent flexibility, this space could be utilised as a sixth bedroom, guest suite, home office or family room and is further enhanced by an adjacent en-suite shower room. This arrangement lends itself especially well to those seeking ground-floor bedroom accommodation, multigenerational living or a dedicated space from which to work from home.

The first floor provides five bedrooms, many benefiting from built-in or fitted storage solutions. The principal bedroom is served by its own en-suite shower room, while the remaining bedrooms are complemented by a family bathroom. Both the family bathroom and principal en-suite have been replaced within the last year, providing smart, contemporary finishes and further enhancing the move-in-ready nature of the accommodation. One of the bedrooms is currently utilised as a fully fitted office.

Outside, the property is approached over a private driveway providing off-road parking. The rear garden is of a good size and has been thoughtfully arranged to provide a combination of lawned and landscaped decorative areas, creating an attractive yet manageable outdoor space. A useful garden shed provides additional storage.

The property occupies a favourable position within a popular and established residential area, particularly well suited to families. Its setting combines the advantages of a residential neighbourhood with convenient access to the everyday amenities and facilities available within the surrounding area.

One of the principal attractions is the balance between the generous accommodation and adaptable layout. With five first-floor bedrooms in addition to the converted ground-floor room, the house is capable of evolving alongside the needs of its occupants, whether accommodating a growing family, visiting relatives, home working or hobbies. Together with its driveway parking, good-sized garden, recent improvements and solar panels, the property represents an excellent opportunity to acquire a substantial, flexible and sustainable modern family home.

- **Detached modern family home**
- **Generous and highly versatile accommodation**
- **Five first-floor bedrooms**
- **Flexible ground-floor sixth bedroom, office or family room**
- **Garage converted in 2018 to provide additional accommodation**
- **Ground-floor en-suite shower room**
- **Principal bedroom with en-suite facilities**
- **Family bathroom and principal en-suite replaced within the last year**
- **Many bedrooms with built-in or fitted storage**
- **Sitting room opening through to a separate dining room**
- **Modern fitted kitchen with adjoining utility room**
- **Solar panels**
- **Good-sized landscaped garden with lawn and garden shed**
- **Private driveway within a popular family-oriented residential area**

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

Bury St Edmunds 01284 725525 - London 0207 8390888 - Linton & Villages 01440 784346



Hadleigh is one of Suffolk's most desirable and historic towns, renowned for its wealth of medieval and Georgian architecture including the Deanery Tower, Guildhall complex and St Mary's Church, its thriving High Street and a strong sense of community. The town offers a wide range of independent shops, cafés, restaurants as well as two large brand supermarkets and the popular Friday Market.

There are three primary schools serving the secondary school ensuring plenty of scope for the family market.

The town also has plenty of sporting and leisure facilities including the Leisure Centre housing the swimming pool, gymnasium and various keep fit classes. Across the charming river is the football ground, rugby ground and tennis courts.

The River Brett runs through the town and is accessible via a river walk. The surrounding countryside offers further picturesque walks and rural pursuits. The town is well placed for access to Ipswich, Colchester and mainline rail services to London, making it an appealing choice for those seeking a balance between country living and connectivity.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B

WHAT3WORDS: ribs.clouds.chairing

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

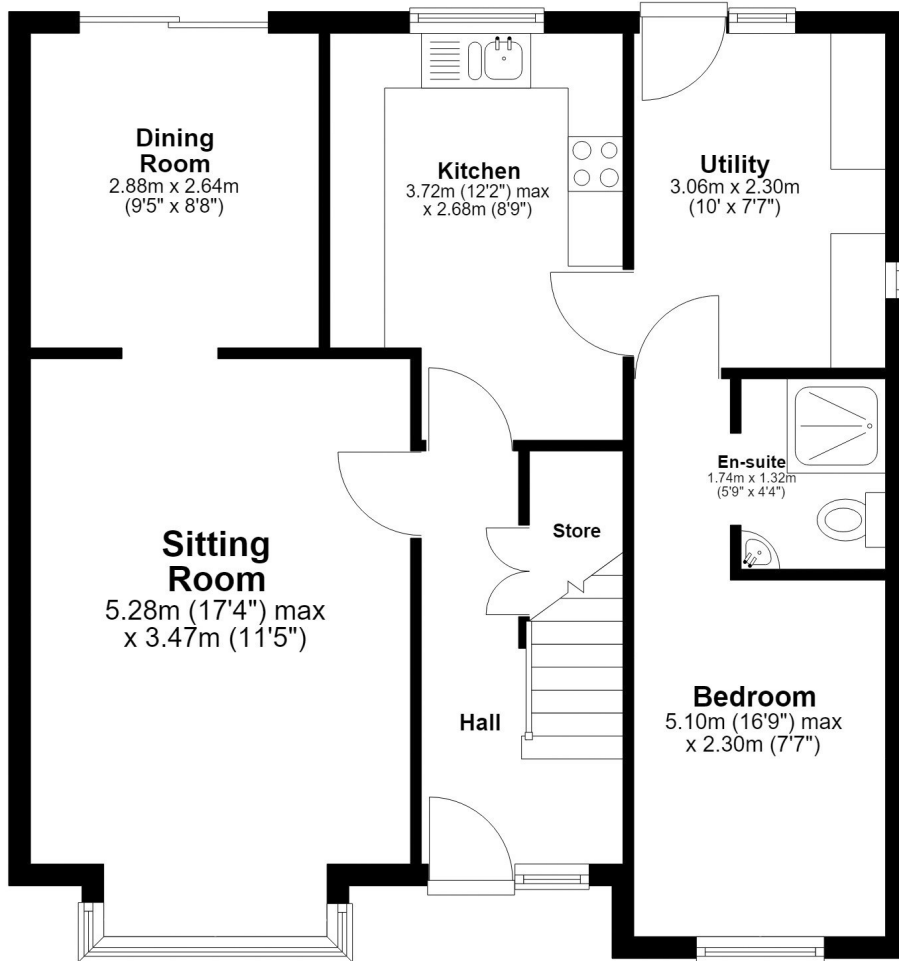
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

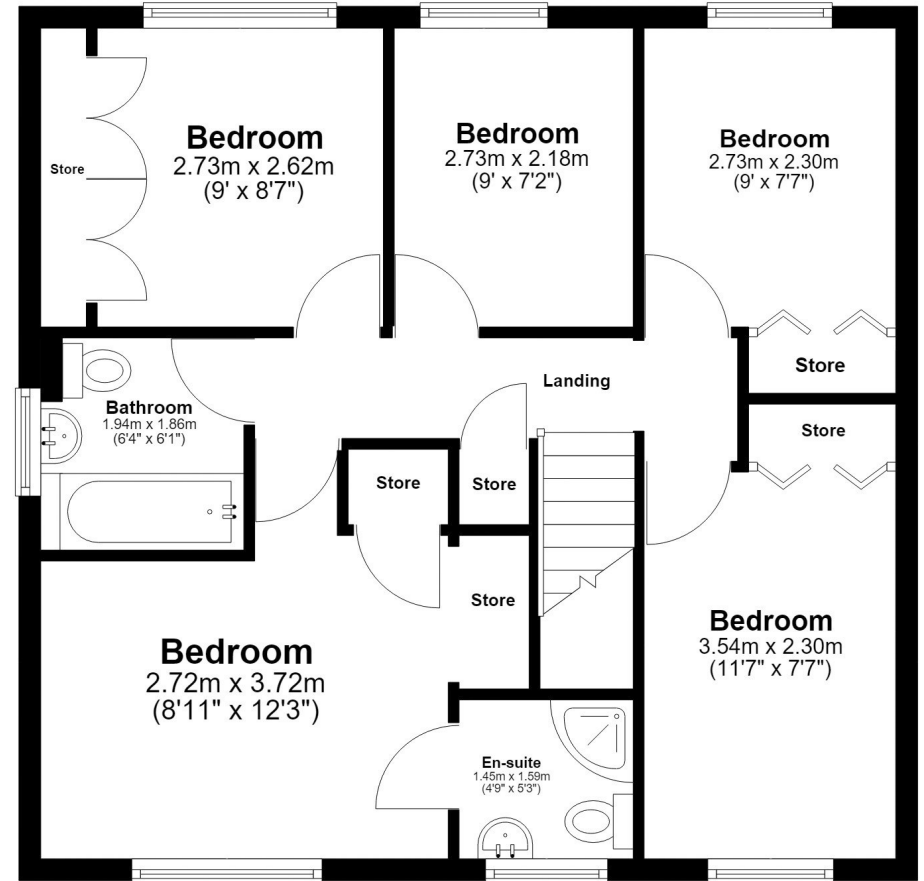
Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 121.6 sq. metres (1308.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



