



HIZZY
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46 Matilda Groome Road, Hadleigh, IP7 6FB

Offers over £300,000

About the property

Offering approximately 1,126 sq ft of well-planned accommodation across three floors, this spacious semi-detached home offers three double bedrooms, together with the added benefit of a detached garage, generous driveway parking and a private rear garden. Combining modern family living with excellent practicality, the property is ready to move straight into and occupies a pleasant position on this popular development.

The accommodation opens into an entrance hall, leading through to a spacious 16ft living room. To the rear, the modern kitchen/dining room is fitted with a range of contemporary units, an integrated double oven and ample worktop space, with plenty of room for family dining. Beyond the kitchen is a modest conservatory, currently utilised as a practical utility space, with access to the rear garden. A convenient ground floor cloakroom completes the ground floor.

The first floor comprises two double bedrooms and the family bathroom. The rear bedroom is particularly generous in size, whilst the front bedroom is the smaller of the two doubles, making it ideal as a nursery, home office or guest bedroom. Occupying the entire second floor, the impressive principal bedroom enjoys the privacy of its own floor and benefits from fitted wardrobes together with a modern en-suite shower room.

Outside

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring a generous patio ideal for outdoor dining and entertaining. The detached garage, together with generous driveway parking, provides excellent practicality for families and those requiring additional storage or secure off-road parking.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download speed available up to 1800 mbps and upload speed up to 1000 mbps (Source Ofcom). Mobile coverage, O2 good outdoors and in home, Vodafone and Three good outdoor and variable in home, EE good outdoors (Source Ofcom).





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- Approximately 1,126 sq ft of accommodation
- Three double bedrooms
- Principal bedroom with fitted wardrobes and en-suite

- Detached garage and generous driveway parking
- Accommodation arranged over three floors
- Spacious 16ft living room

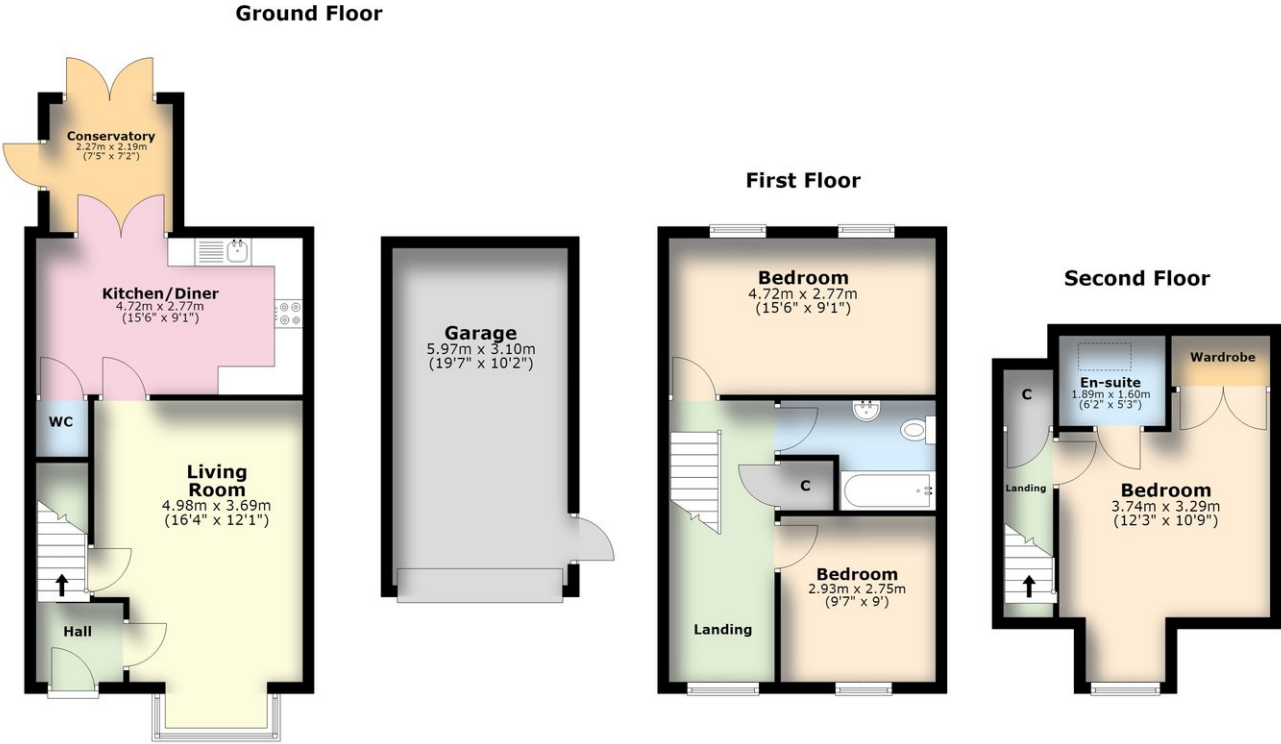
- Modern kitchen/dining room
- Ground floor cloakroom
- Low-maintenance rear garden





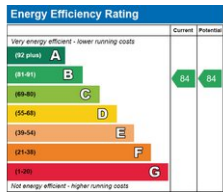
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Floor Plan



Total area: approx. 123.1 sq. metres (1324.7 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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