



www.hizzyproperty.co.uk



hizzu
property

14 Station Yard, Hadleigh, IP7 5TG

£345,000

About the property

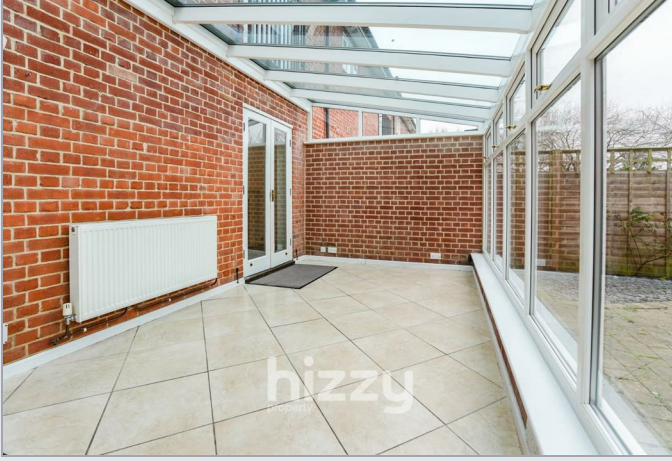
A smart and stylish 4 bedroom mews style end townhouse offered for sale with a double cart lodge and pleasantly located within a small close of similar style homes. The property is within walking distance to the town's High Street, local Schools and the Railway country walk. The accommodation has a lovely light, bright and spacious feel with a contemporary theme running through the home. The living space includes a reception hall, downstairs WC, fitted kitchen, open plan living/dining room and a generous sized conservatory. On the first floor there is a family bathroom and two double bedrooms of which the main bedroom has a "Juliette" style balcony with wrought iron railings along with its own en suite shower room. On the second floor there are a further two double bedrooms.

Outside

The rear of the property is mainly paved with a small lawn area making it ideal for "Alfresco" dining. Double doors lead out from both the kitchen and living room into the conservatory and then into the garden making it an ideal area for entertaining etc. Rear gate access leads out to a shingle parking area and to the double cart lodge which also includes a timber shed.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 ///contour.flopped.heckler. Broadband Download & Upload Speed: up to 1000 mbps. Mobile coverage indoors: Likely on O2 and limited on Vodafone and EE and no service on Three. Outdoor coverage likely on all networks (Source Ofcom).





- Smart Mews Style Townhouse
- Double Cart Lodge
- Walking Distance to the High Street

- Four Generous Sized Bedrooms
- Bathroom, En suite & WC
- Close to the Railway Country Walk

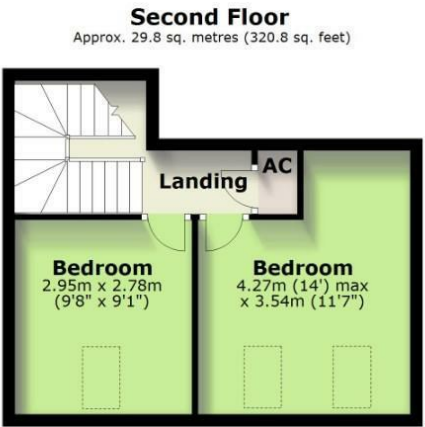
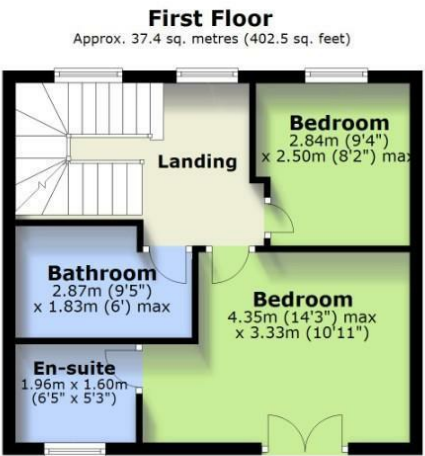
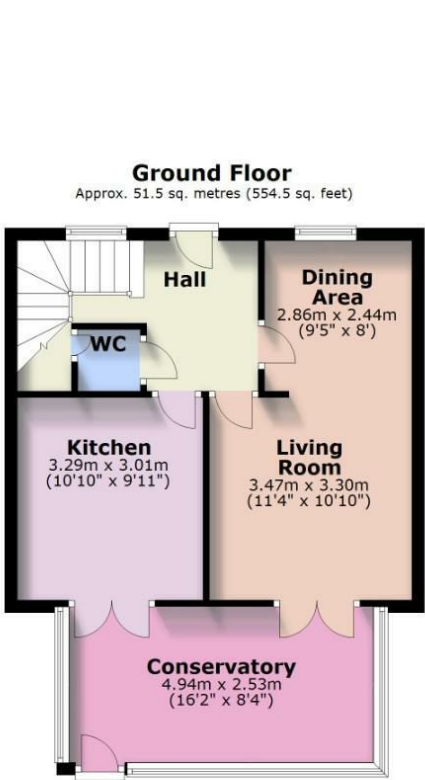
- No Chain Delay
- Large Conservatory to the Rear
- Courtyard Garden





nizzy
property

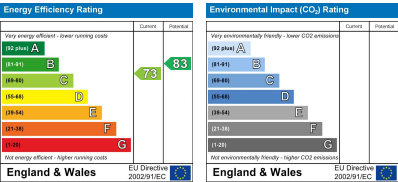
Floor Plan



Total area: approx. 118.7 sq. metres (1277.7 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanIt.

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101
hello@hizzyproperty.co.uk