



www.hizzyproperty.co.uk



hizzy
property

61 Wattisham Road, Bildeston, IP7 7EG

£495,000

About the property

This rarely available former village police house sits on a generous 1/3 acre plot (sts) backing onto open countryside. Offering exceptional potential to extend (STPP) and improve, the property requires some updating but provides a fantastic opportunity for a family home.

Inside, the home offers flexible living with three reception rooms, utility room and a kitchen complete with traditional walk-in pantry. There are four bedrooms in total – three upstairs and one on the ground floor – along with a bathroom and separate WC.

The property does require some updating, but this only adds to its potential. For the right buyer, it presents the chance to modernise, add your own style, and create a truly individual family home.

Outside

Outside, the property enjoys large gardens laid mainly to lawn, backing onto open fields, with two sheds and a workshop which provide useful storage and hobby space. To the front, there is ample parking together with a garage. There is plenty of space for those looking to extend or redesign their outdoor living space.

Location

Bildeston is a thriving village offering a well-regarded primary school and shop, and a popular gastro pub with a highly rated eatery, ideal for relaxed evenings and social gatherings. Nearby towns include Hadleigh (5 miles), Needham Market and Stowmarket (both 9 miles away), with the latter having a rail service to London Liverpool St.

Useful info

All main services are connected except for gas. The property has oil heating via radiators (not tested by the agents). Band D council tax rating with the local authority being Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///printout.waddle.dame. Broadband download speed up to 1800mbps and upload speed up to 220mbps (source Ofcom). Mobile phone coverage good outdoor and in the home on EE, O2, Vodafone and Three. (source Ofcom). AGENTS NOTE: Estate Agents Act 1979. A person at Hizzy Property is related to the seller of this property, and as such, all interested parties should be aware of this when considering an offer. For full transparency, we encourage you to seek independent legal advice regarding the transaction."



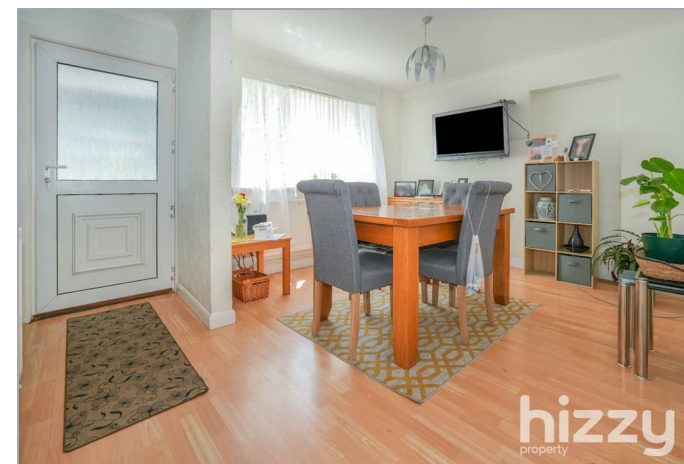


hizzy
property

- Backing onto open countryside with far-reaching views
- Three reception rooms offering flexible living space
- Ample driveway parking plus garage
- Bathroom and WC

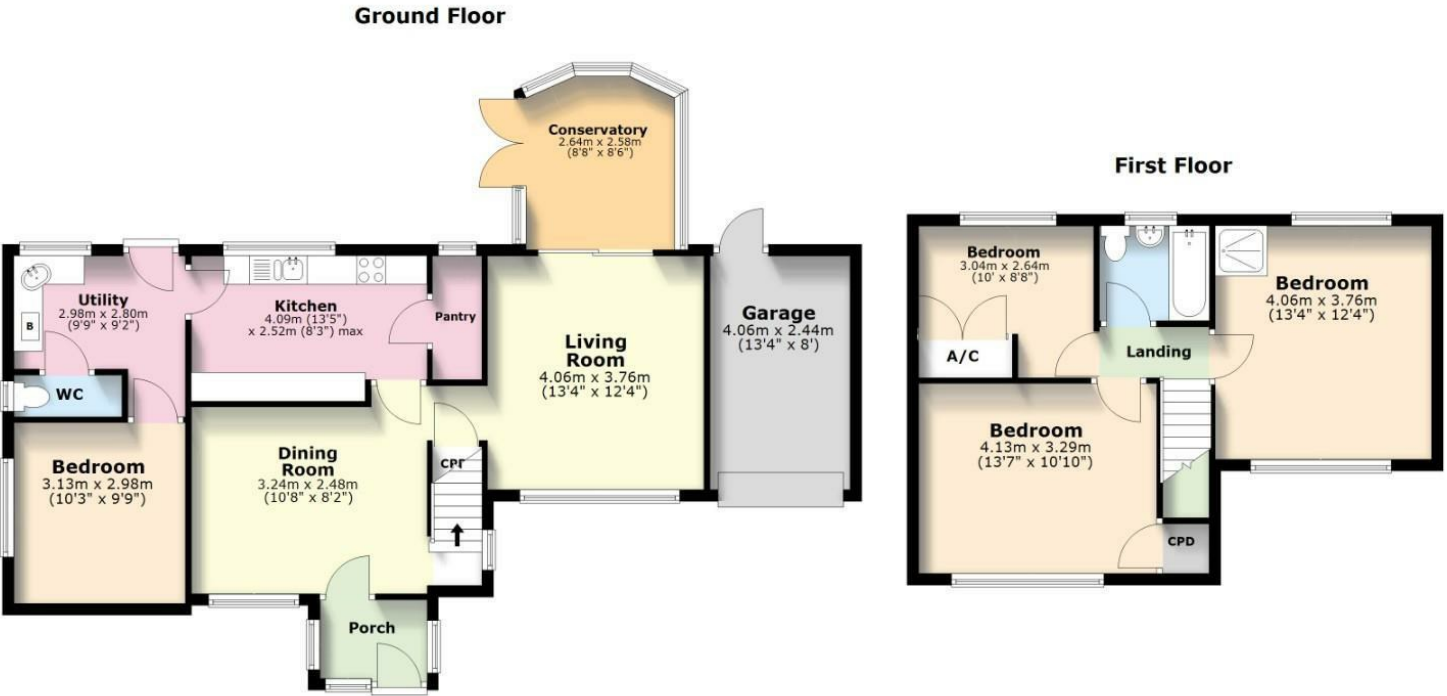
- Rarely available 1/3 acre plot (sts)
- Requiring some updating
- Generous gardens front and rear

- Four bedrooms (three upstairs, one downstairs)
- Potential to extend (STPP)
- Kitchen with walk-in pantry

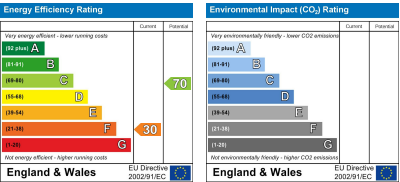




hizzy
property



Total area: approx. 133.7 sq. metres (1439.2 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.



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