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16 Tanner Walk, Hadleigh, IP7 6FT

£278,000

- Pleasant Position overlooking a Lagoon
- South Facing Rear Garden
- Three First floor Bedrooms
- Fitted Kitchen/Dining Room
- Living Room with built in Cupboard
- Remainder of the NHBC Certificate
- Solar Panels to the Rear
- En Suite, Bathroom and WC
- Two Allocated Parking Spaces

About the property

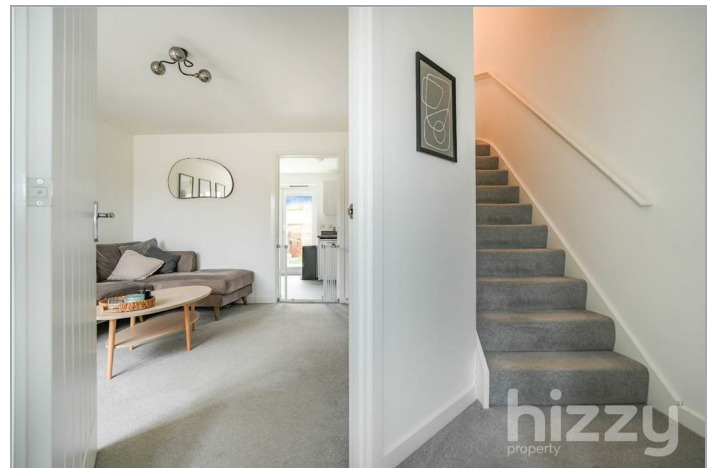
An impressive three bedroom semi detached home nicely positioned in a walkway location with pleasant views to the front over a lagoon. The property is only about 4 years old and offers the remainder of the NHBC certificate along with a south facing rear garden and solar panels. The living space includes a hall, downstairs WC, living room with a built in storage cupboard and a fitted kitchen with integrated oven, hob and extractor hood. There is also enough space for a dining table and chairs. Upstairs, there are three bedrooms with the main bedroom having it's own en suite shower room and a built in cupboard. Family bathroom. The property benefits from two allocated parking spaces to the rear.

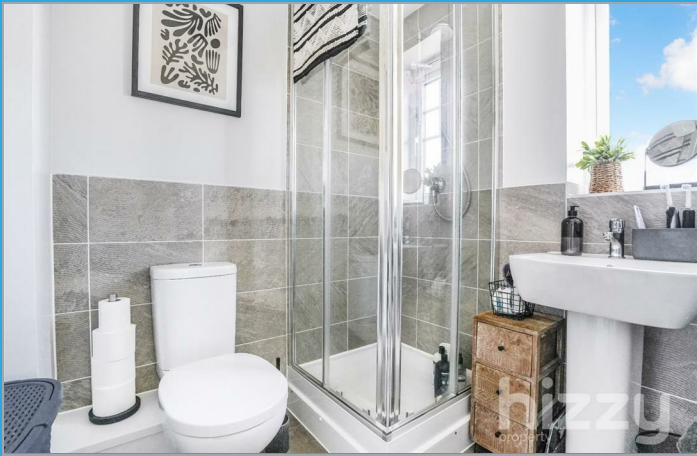
Outside

To the front of the property the garden is laid to decorative stone with a path to the front door. Side access leads into the rear garden which includes a paved patio with the remainder laid to lawn and there is a garden shed. The property also includes two allocated parking spaces to the rear along with additional visitors parking.

Useful info

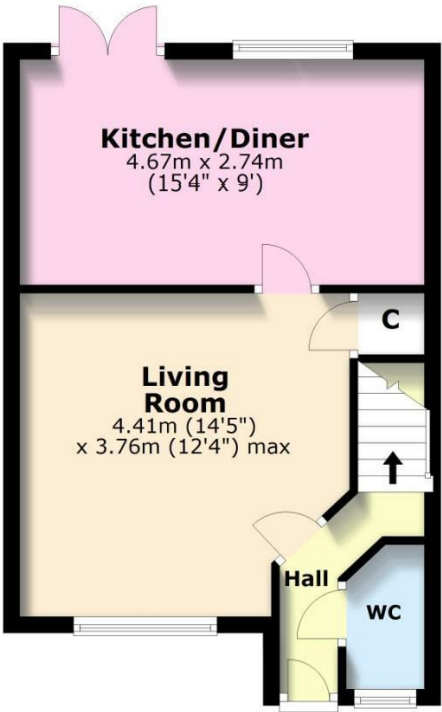
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///elevator.chuckling.swatting](#). Broadband Download Speed up to 900 mbps and upload speed 110 mbps. Mobile Network indoor coverage likely on O2 and limited on EE, Vodafone and Three. Outdoor coverage likely on all four networks (Source Ofcom). Please note there is a management charge of approx. £160.00 per year for the communal grounds around the development.



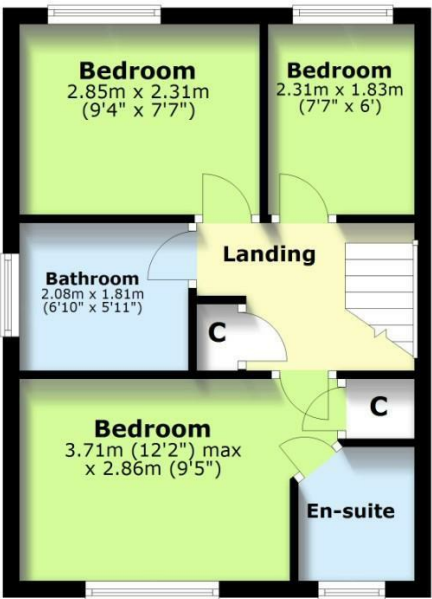


Floor Plan

Ground Floor



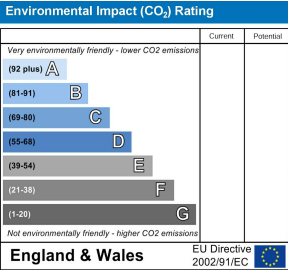
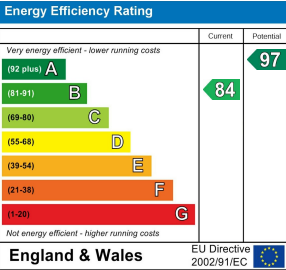
First Floor



Total area: approx. 68.5 sq. metres (737.2 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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