



Hizzy

11 Jordayn Rise, Hadleigh, IP7 5SY

Guide price £325,000 to £350,000

About the property

Guide Price £325,000 - £350,000. Occupying a pleasant position towards the end of a cul-de-sac, this well-presented four-bedroom detached home has been thoughtfully updated by the current owners over the past four years, creating a property that is ready to move straight into. The accommodation begins with an entrance hall leading to a bright living room, where a bay window provides plenty of natural light. A particular highlight of the home is the stylish refitted kitchen/breakfast room, thoughtfully designed with both practicality and appearance in mind. It features a range of contemporary units, fitted appliances, deeper base cupboards for additional storage and a wider work surface, creating a more functional workspace. There is also space for a small breakfast table. Complementing the kitchen is a matching utility room, fitted with the same quality units and worktops together with a sink, providing excellent additional storage and workspace. The utility room also gives access to the updated ground floor cloakroom, while a separate internal door from the kitchen leads directly into the garage. Completing the ground floor is a conservatory overlooking the rear garden, offering an additional reception space. Upstairs, the property offers four bedrooms, including two comfortable double rooms. The principal bedroom benefits from an en-suite shower room, while the family bathroom has been replaced in recent years. The en-suite remains an opportunity for a buyer to update in their own style, completing the improvements already made throughout the rest of the home. PLEASE NOTE: The lawn has been digitally enhanced in some photographs for marketing purposes.

Outside

Outside, the property enjoys a private rear garden, predominantly laid to lawn with a patio adjoining the rear of the house. The garden is enclosed by fencing and mature trees, providing a good degree of privacy, while a timber shed offers useful external storage. To the front, a driveway provides off-road parking for one vehicle and leads to the integral garage, offering additional parking or useful storage if required.

Useful info

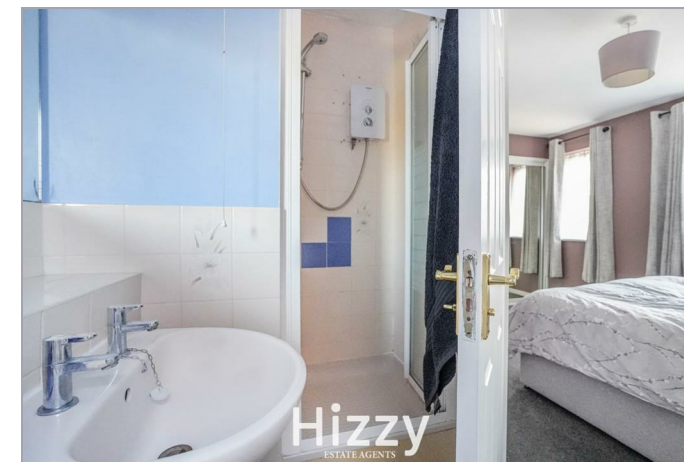
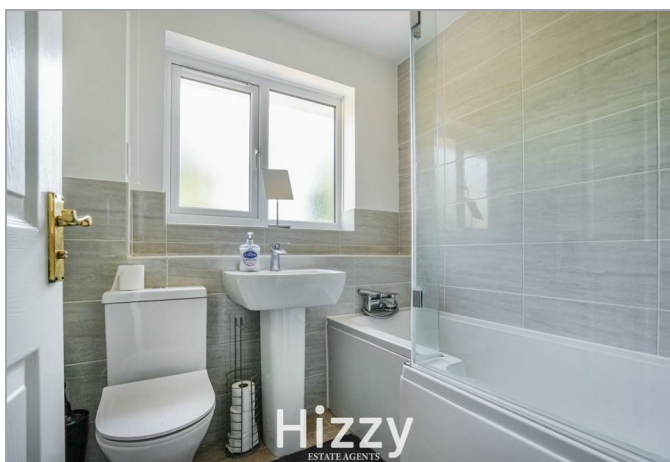
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///desire.fuzz.drawn](#). Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network coverage (Source Ofcom) EE, O2, Three and Vodafone all good outdoor coverage, EE and O2 have variable in-home coverage.





Hizzy

- Thoughtfully updated over the past four years
- Stylish kitchen with integrated appliances
- Private rear garden with patio and timber shed
- Pleasant cul-de-sac position
- Utility room, conservatory and ground floor WC
- Driveway parking and integral garage
- Four-bedroom detached family home
- En-suite plus updated family bathroom
- Close to local amenities, schools and walks





Hizzy
ESTATE AGENTS

Ground Floor

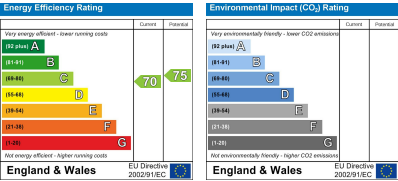


First Floor



Total area: approx. 107.3 sq. metres (1155.2 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



01473 875101 | hello@hizzyproperty.co.uk | www.hizzyproperty.co.uk

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