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# 15 Wheatfields, Whatfield, IP7 6RB

## £375,000

### About the property

An extended three-bedroom detached bungalow set on a generous plot within the popular village of Whatfield, offering well-balanced accommodation along with a range of energy-efficient upgrades. The property is approached via a block paved driveway providing ample off-road parking and access to the garage, which benefits from a roller door and rear access. Externally, the bungalow has uPVC windows, fascia and bargeboards, helping to keep maintenance to a minimum. Internally, the accommodation comprises an entrance hallway leading to three good-size bedrooms and a shower room. The L-shaped living/dining room provides a practical and versatile living space and connects through to a smart garden room extension installed by the current owner, creating an additional reception area overlooking the rear garden while the kitchen is fitted with wood cabinets and has a door to the garden. A key feature of the property is the investment in energy efficiency. The owner has installed solar panels with battery storage together with an "Ecodaan" air source heat pump, helping to reduce running costs and improve overall efficiency.

### Outside

The rear garden is generous, flat and secluded, mainly laid to lawn with a patio seating area. There are two timber summer houses (approximately 9ft x 9ft and 9ft 7in x 7ft 7in), one of which has its own electricity supply.

### Useful info

The property has mains water, electricity and drainage connected. The heating is via "Ecodaan" air source heat pump (not tested by agents). The council tax band is D with the local authority being Babergh District council Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download speed up to 76Mbps and upload speed up to 20mbps (Source Ofcom). Mobile coverage, EE and Three variable outdoor and O2 and Vodafone good outdoor (Source Ofcom).





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- Extended three-bedroom detached bungalow
- Spacious L-shaped living/dining room
- Block paved driveway providing ample off-road parking
- Solar panels, battery storage and air source heat pump
- Kitchen and smart, fully useable heated garden room
- Lawned rear garden with two timber summer houses
- Generous, secluded plot
- Garage with roller door and rear access
- Low-maintenance exterior





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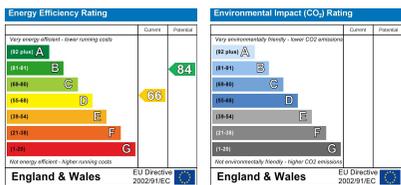
Ground Floor



Total area: approx. 118.9 sq. metres (1279.8 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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