





## 2 Reason Drive, Hadleigh, IP7 6FS

### Guide price £350,000 to £360'000

#### About the property

A rare opportunity to purchase the former show home for the popular Weavers Meadow development, enjoying a generous lawned rear garden with a sunny aspect, attached garage and parking for two to three vehicles. Originally designed to showcase the development, the property benefits from an impressive range of premium upgrades selected by the developer. These include upgraded kitchen cabinetry finished with stylish copper-effect handles, quartz worktops, a double oven and ceramic hob, porcelain tiled flooring extending seamlessly from the entrance hall into the kitchen/dining room, upgraded wall tiling to both the family bathroom and en-suite, fitted wardrobes to two of the bedrooms and quality carpets throughout. The property also benefits from the remainder of its NHBC warranty, making it an ideal move-in-ready home. The accommodation begins with a welcoming entrance hall where the porcelain tiled flooring continues seamlessly through into the kitchen/dining room, creating a stylish and practical first impression. There is also a ground floor cloakroom. To the rear, the impressive kitchen/dining room centres around a breakfast bar and features double doors opening onto the rear garden, creating an excellent everyday family space. A separate utility room provides additional storage with a useful built-in cupboard, while the spacious living room offers a comfortable retreat at the front of the property.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second bedroom also features fitted wardrobes, leaving the third bedroom ideal as a nursery, child's bedroom or home office. A modern family bathroom completes the first floor.

#### Outside

Outside, the property enjoys a generous enclosed rear garden with a sunny aspect, predominantly laid to lawn. The larger than average semi-detached garage, originally used as the show home's sales office, benefits from power, lighting, a plastered ceiling and an internal access door. This creates a versatile space, ideal not only for parking but also as a home gym, workshop or hobby room. Parking for two to three vehicles is available immediately in front of the garage.

#### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 [///tutorial.stir.donates](https://www.what3words.com/?w3=8242,8242,8242). Broadband (with fibrenest) download speed available up to 900 mbps and upload speed up to 110 mbps (Source Ofcom). The broadband provider is currently fixed with Fibrenest. Mobile coverage, O2 good outdoors and in home, Vodafone good outdoor and variable in home, EE and Three good outdoors (Source Ofcom). Please note there is a management charge of approx. £165.00 per year for the communal grounds around the development.





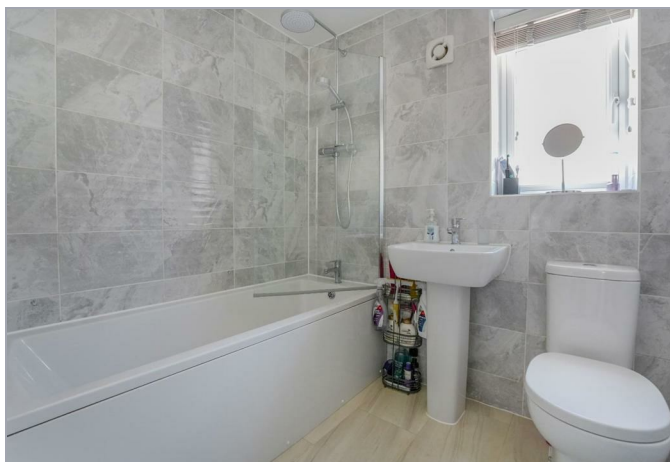




- Former show home with premium upgrades
- Porcelain flooring throughout hall & kitchen
- Larger than average garage

- Generous sunny rear garden
- Three bedrooms & en-suite
- Ideal garage for gym or workshop

- Quartz kitchen & breakfast bar
- Fitted wardrobes to two bedrooms
- NHBC warranty & parking for 2-3 cars

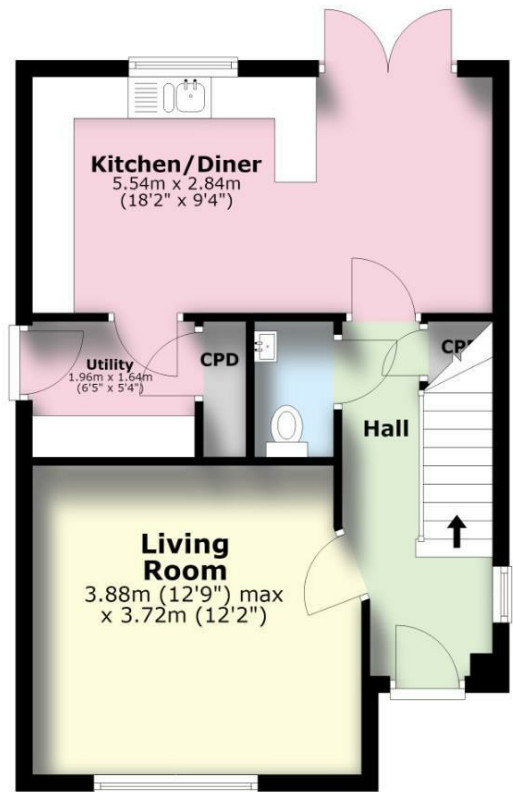




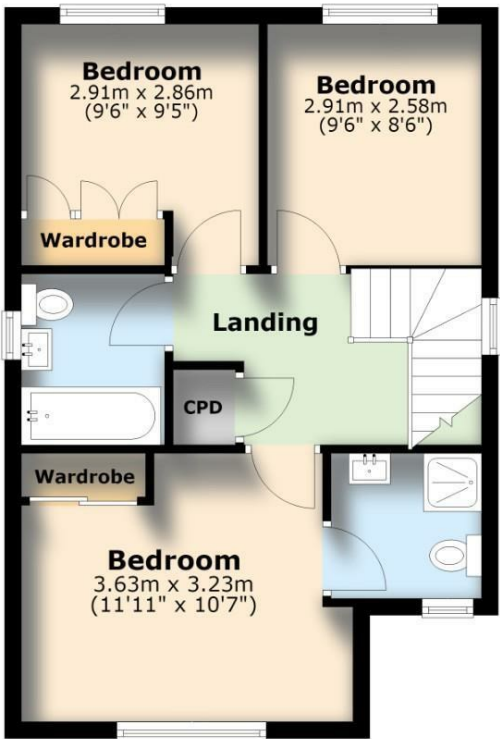




Ground Floor

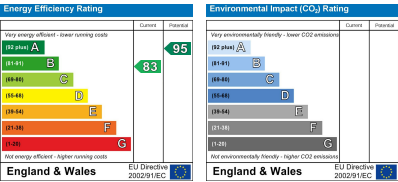


First Floor



Total area: approx. 90.1 sq. metres (970.3 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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