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FOR SALE
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9 Edwin Panks Road, Hadleigh, IP7 5JL

£350,000

About the property

Offered with no onward chain, this four-bedroom detached home provides an excellent opportunity for a growing family looking for well-balanced accommodation in a popular residential location. The property is well presented throughout and has been maintained in clean and tidy order. While entirely serviceable, the bathroom, en suite and cloakroom offer scope for updating, giving buyers the chance to modernise and tailor the space to their own style. The accommodation opens with a welcoming entrance hall with stairs rising to the first floor and access to a generous living room, complete with a bay window and fireplace forming an attractive focal point. An archway leads through to the dining room, which enjoys a pleasant outlook over the rear garden and sliding doors leading out on to a raised walled terrace. The kitchen, updated by the previous owner, offers a good range of cabinetry and ample work surface space. A ground floor cloakroom and internal access to the garage complete the downstairs layout.

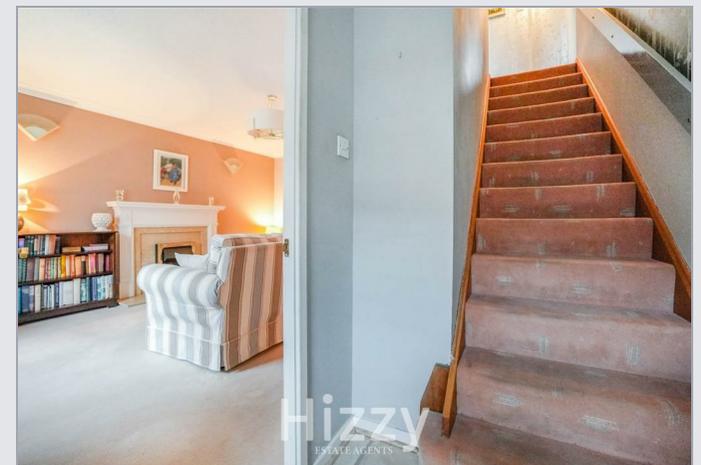
Upstairs, the property offers four well-proportioned double bedrooms, two featuring fitted wardrobes. The principal bedroom benefits from its own en suite, while a family bathroom serves the remaining bedrooms.

Outside

Outside, to the front there is driveway parking leading to the garage (power connected), along with side access through to the rear garden. The garden itself is arranged on a gentle slope, with steps rising to access the house. A large paved patio terrace provides an excellent seating and entertaining space, with the remainder laid to lawn and shingle, complemented by a variety of established plants, shrubs and trees. Outside tap and the owners tell us there are some amazing sunsets across the rear!

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 ///saunas.acrobats.corkscrew. Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network coverage EE, O2, Vodafone and Three all good outdoor and EE has variable indoor coverage (Source Ofcom).





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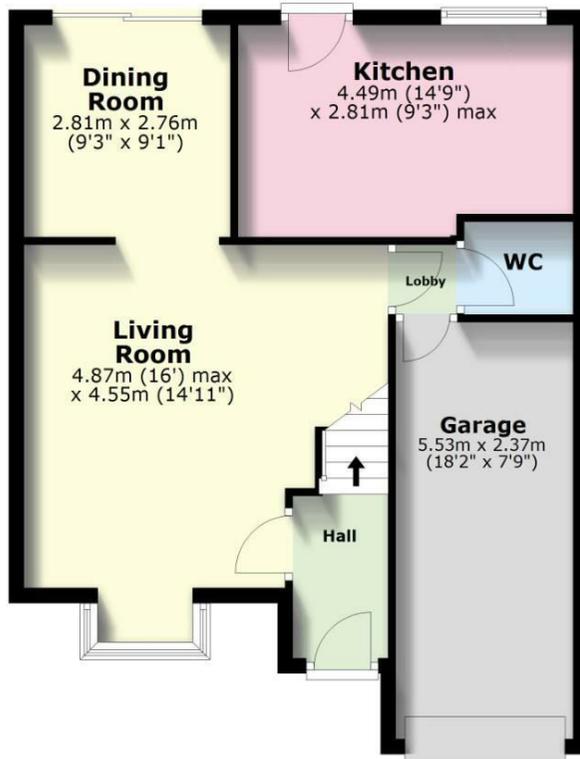
- Four double bedroom detached family home
- Separate dining room with garden views
- Family bathroom & ground floor WC
- No onward chain – scope to modernise
- Modern kitchen with plenty of storage
- Driveway parking and integral garage
- Bay-fronted lounge with character fireplace
- Principal bedroom with en suite
- Rear garden with large patio



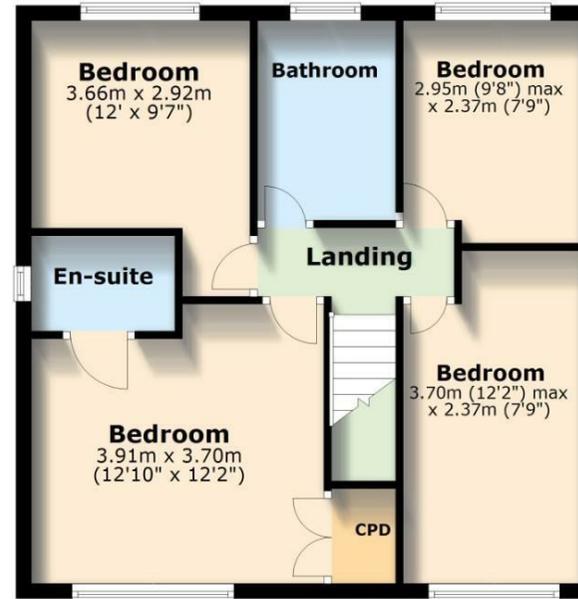


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Ground Floor



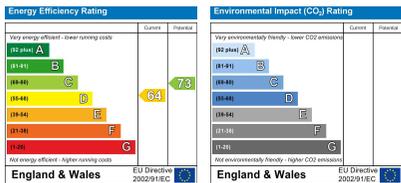
First Floor



Total area: approx. 116.5 sq. metres (1254.3 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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