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# Florence House Duke Street, Hintlesham, IP8 3QP

## Offers over £350,000

### About the property

A smart, stylish and surprisingly spacious three bedroom semi detached home located in the popular village of Hintlesham. This impressive home has open plan living on the ground floor which would work particularly well with a family in mind. The current owners have also updated the kitchen, bathroom and downstairs WC in recent years. Outside, the property has a lovely secluded rear garden along with a garage and off road parking. The living space includes a hall with the stairs to the first floor, downstairs WC, living room with a fireplace, conservatory and a generous sized kitchen/dining room with fitted induction hob, extractor, single oven, combi oven and dish washer. Upstairs there are two double bedrooms and a single along with a modern and contemporary style bathroom.

### Outside

To the front, the property is fairly well secluded from the road by mature hedging and with a lawned garden area and driveway to the side providing parking for several vehicles. The garage has an up/over door. The rear garden offers a nice sunny aspect and is mainly laid to lawn with a raised timber decking area to the rear, ideal for a summer BBQ.

### Useful info

All mains services are connected except for gas. The heating is oil 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. Broadband download speed up to 1800 mbps and upload speed to 220 mbps (source Ofcom). Mobile Network indoor coverage likely on EE, limited on O2 and no service on Three and Vodafone (source Ofcom). Outdoor coverage likely on all four networks (Source Ofcom). AGENTS NOTE: Estate Agents Act 1979. A person at Hizzy Property is related to the seller of this property, and as such, all interested parties should be aware of this when considering an offer. For full transparency, we encourage you to seek independent legal advice regarding the transaction."







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LOT NO. 1009-6

STANDARD SUPPLY  
LOT NO. 1009-4

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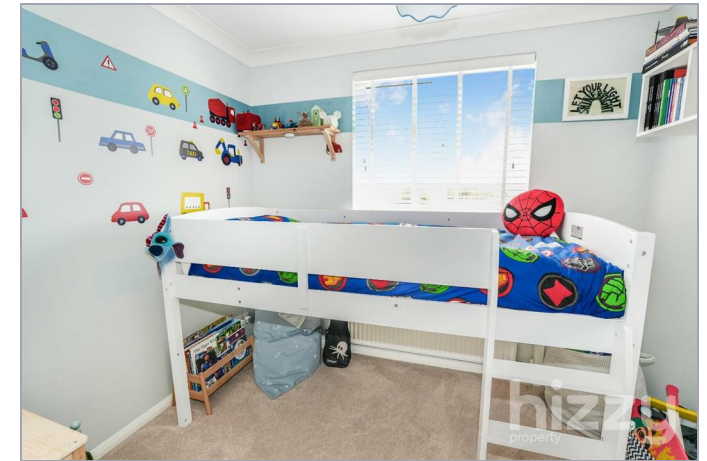
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- Surprisingly Spacious Living Space
- Kitchen/Dining Room
- Garage with Additional Driveway Parking

- Open Plan Living Space
- Conservatory to the Rear
- Three First Floor Bedrooms

- Living Room with Fireplace
- Updated Bathroom and Downstairs WC
- Lovely Sunny Rear Garden





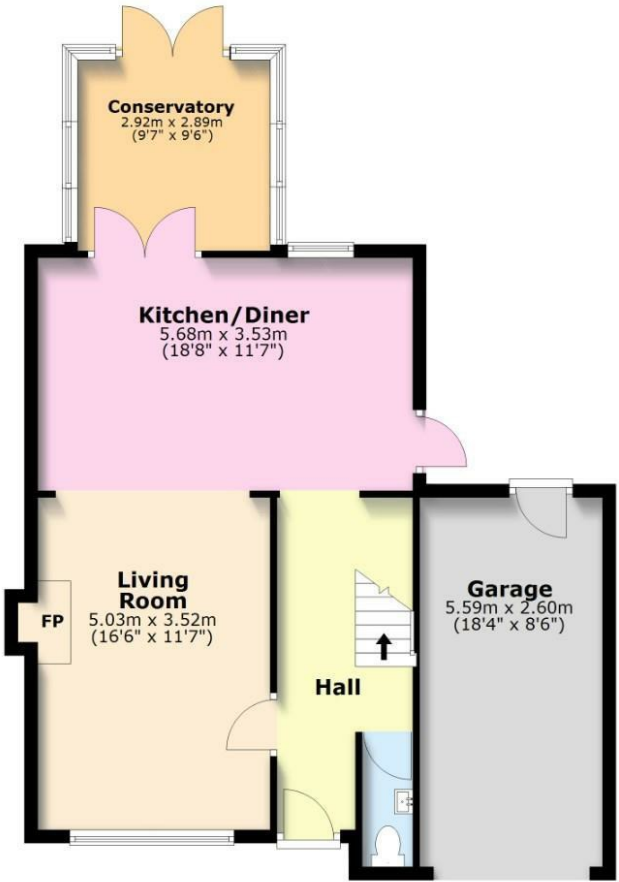


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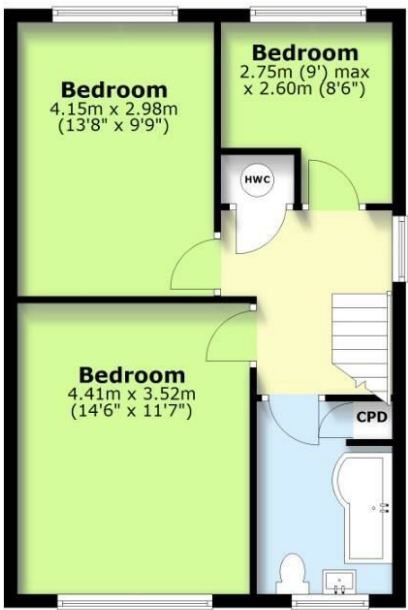


Floor Plan

Ground Floor

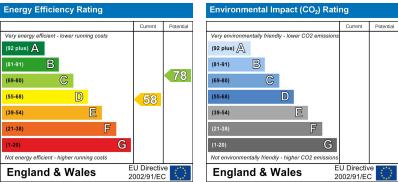


First Floor



Total area: approx. 123.7 sq. metres (1331.5 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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