



Hizzy
ESTATE AGENTS

20 Timperley Road, Hadleigh, IP7 6HE

Guide £200,000 - £210,000

About the property

Offering generous accommodation for its price point, this well-presented three-bedroom home presents an excellent opportunity for first-time buyers, young families or anyone looking for a home with plenty of living space. Complemented by a spacious kitchen/dining room and an enclosed rear garden, the property strikes an excellent balance between practicality and everyday family living. The accommodation begins with an entrance porch featuring a useful adjoining storage cupboard before opening into a comfortable living room positioned at the front of the property. An inner hallway leads through to the spacious kitchen/dining room, which forms the heart of the home. Fitted with a range of modern units, generous worktop space, a built-in double oven and hob, there is ample room for a family dining table, making it ideal for both everyday meals and entertaining. A useful understairs cupboard provides additional storage, while a door leads directly out to the rear garden. On the first floor, the landing gives access to three bedrooms, comprising two comfortable double bedrooms and a well-proportioned single bedroom, ideal as a child's room, nursery or home office. The family bathroom is fitted with a white suite including a panelled bath with shower over, wash hand basin and WC.

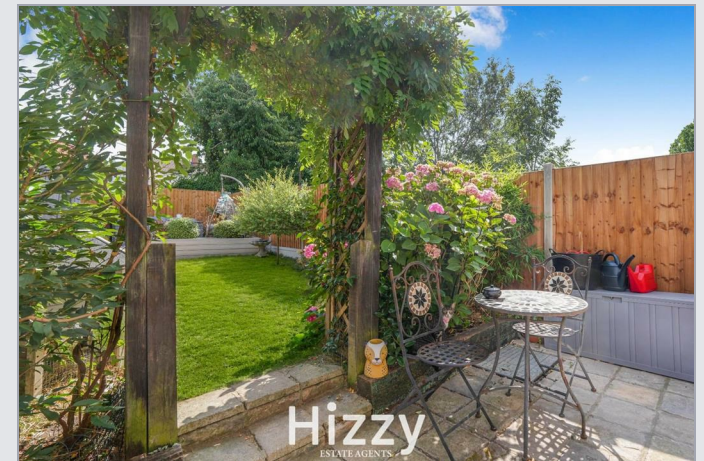
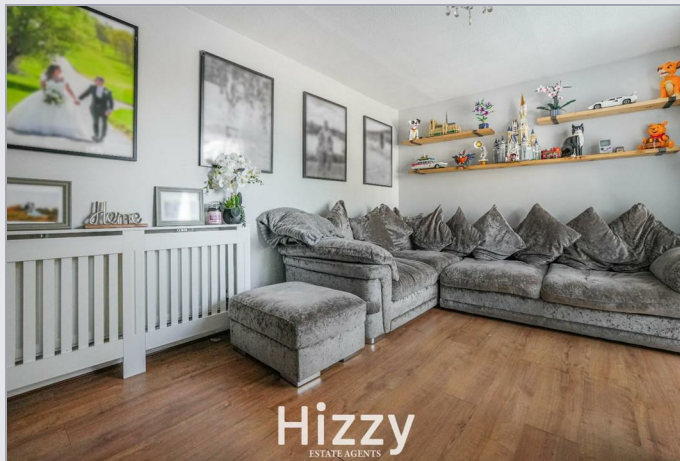
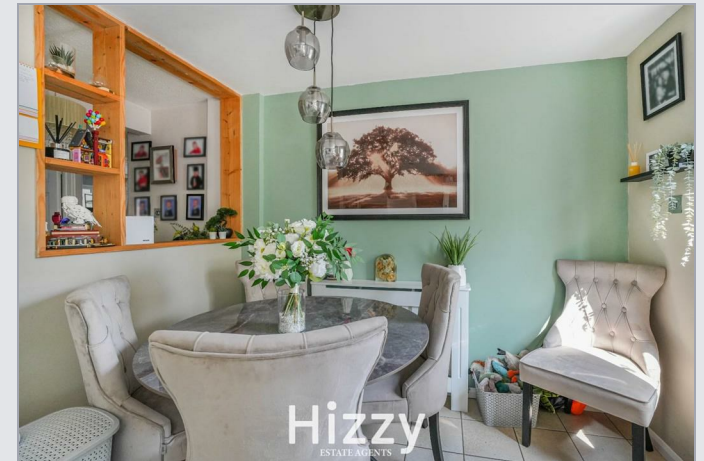
Offering generous living space, three bedrooms and a practical family-friendly layout, 20 Timperley Road is an ideal choice for buyers looking to maximise space within their budget. Note: The lawn shown in some photographs has been digitally enhanced for marketing purposes.

Outside

Outside, the enclosed rear garden has been arranged to provide a lawn, established planting and a patio seating area, offering plenty of space for relaxing, entertaining or children to enjoy. A timber shed provides useful external storage, while the front of the property benefits from an enclosed garden with a pathway leading to the entrance.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "B" 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 ///reforming.perused.pose. Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network coverage EE, O2 and Vodafone all have good outdoor and variable in-home coverage, with Three, having good outdoor coverage. (Source Ofcom)



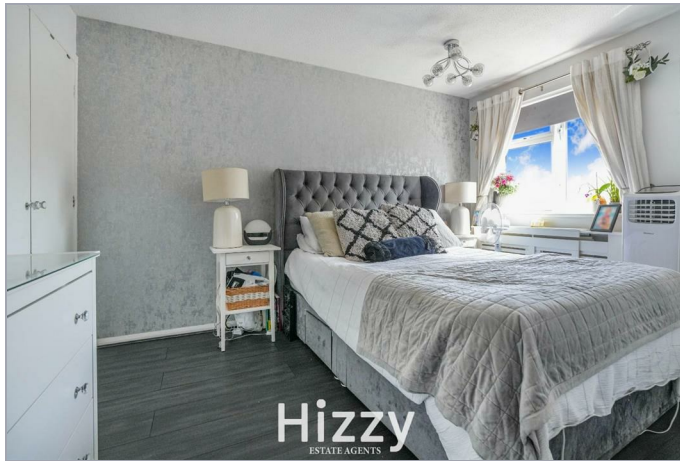


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- Generous accommodation for its price point
- Comfortable living room
- Family bathroom with shower over bath

- Three first floor bedrooms
- Entrance porch with adjoining storage cupboard
- Ideal first-time buy or family home

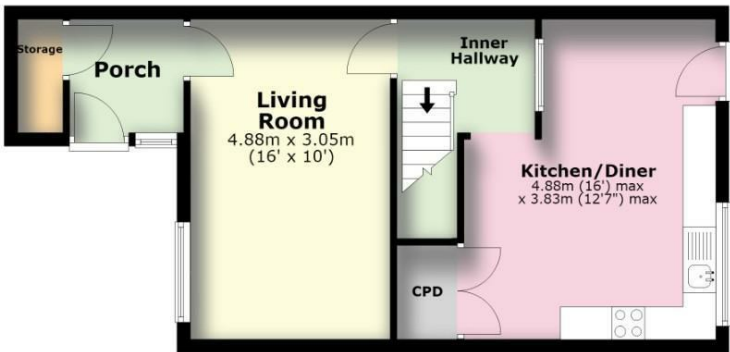
- Spacious kitchen/dining room
- Enclosed rear garden with patio seating area
- Conveniently located for Hadleigh's amenities



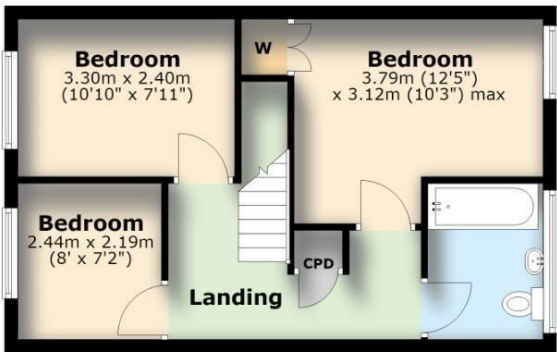


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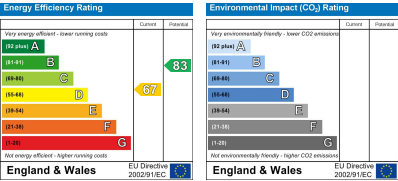
Ground Floor



First Floor



Total area: approx. 82.7 sq. metres (889.8 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.



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