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FOR SALE
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17 Clopton Gardens, Hadleigh, IP7 5JG

Guide price £270,000

About the property

GUIDE PRICE: £270,000-£280,000 An immaculately presented and extended two double bedroom end-of-terrace home, superbly positioned in a quiet corner setting overlooking a greensward and benefiting from a large rear garden backing onto the popular Old Railway Walk making it ideal for dog walking or a morning jog. The property offers well-balanced and versatile accommodation, comprising an entrance hall, spacious living/dining room, breakfast room, fitted kitchen, rear porch and a convenient ground floor WC. Upstairs are two generous double bedrooms and a well-proportioned family bathroom. Ideally located close to well-regarded local schools and within easy reach of Hadleigh High Street and its range of shops, cafés and amenities, this is a beautifully maintained home offering generous outdoor space in a highly convenient and sought-after setting.

Outside

Externally, the standout feature is the exceptional rear garden, mainly laid to lawn with a paved patio, creating a wonderful

outdoor space. The garden enjoys direct access onto the Old Railway Walk, ideal for dog walkers, runners and those who enjoy outdoor pursuits. There is also access to the garage.

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 ///custodian.publish.ranked. Broadband download and upload speed up to 1000mbps (source Ofcom). Mobile Network, EE and O2, good outdoor and in the home. Three and Vodafone all good outdoors. Indoor coverage good on O2 and variable on EE, Vodafone, good outdoor and variable in the home. Three mobile is variable outdoor (Source Ofcom). Please Note that no services have been tested by the agents.





- Particularly large rear garden
- Spacious living/dining room plus breakfast room
- Well-proportioned family bathroom

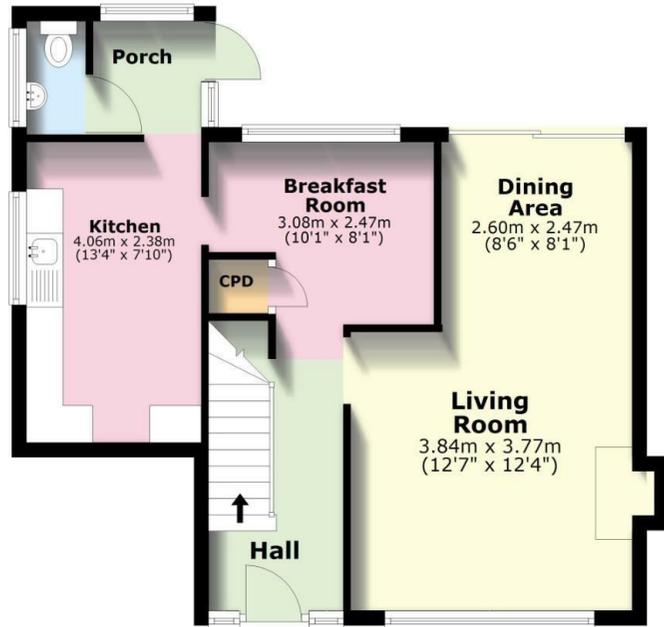
- Immaculately presented & extended home
- Fitted kitchen, rear porch & ground floor WC
- Garage with access from the garden

- Quiet corner position overlooking a greensward
- Two generous double bedrooms
- Easy access to Hadleigh High Street & schools

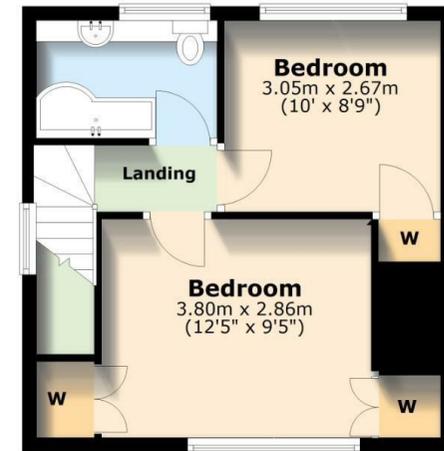




Ground Floor



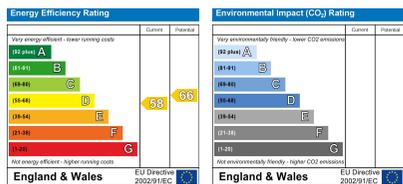
First Floor



Total area: approx. 81.5 sq. metres (877.1 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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