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property

40 Edwin Panks Road, Hadleigh, IP7 5JL

£389,999

About the property

A detached 4 bedroom family home nicely situated within a popular residential area of the town close to local schools, the leisure centre and within walking distance to the High Street. Although the property would benefit from some further updating it also offers a great opportunity for someone to put their own stamp on things and create their own unique style of home. The property offers light, bright and versatile living space which includes a hall, living room, adjoining dining room, WC, kitchen/breakfast room and a generous sized home office which was formerly the second part of the double garage. Upstairs there are four decent sized bedrooms with the main bedroom having dual aspect windows and en suite. The family bathroom is also on the first floor.

Outside

To the front there is a driveway which provides parking along with a garage. To the side there is a lawned garden and side access to the rear. The rear garden includes a paved patio area with the remainder laid mainly to lawn and a further paved area to 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 "E" 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 ///prime.visions.perfected. Broadband download and upload Speed up to 1000mbps. Mobile Network indoor coverage limited on all networks and outdoor coverage likely on all networks.

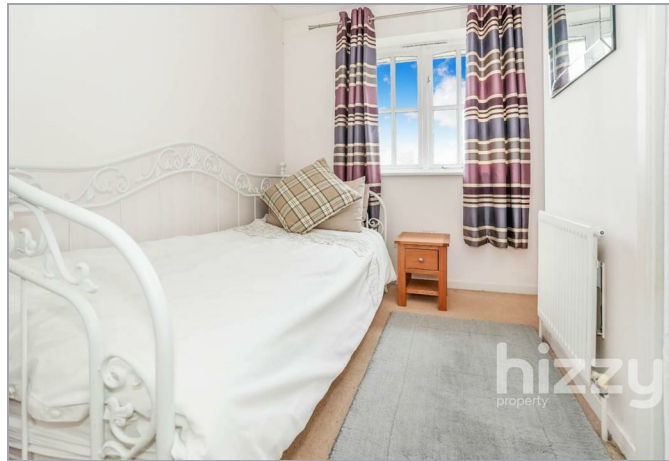




- Detached Family home
- Good Sized Home Office
- Garage and Driveway

- Four First Floor Bedrooms
- Two Reception Rooms
- Lawned Rear Garden

- Bathroom, En Suite & WC
- Kitchen/Breakfast Room
- Close to Local Schools



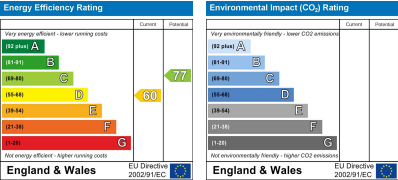


Floor Plan



Total area: approx. 149.7 sq. metres (1611.3 sq. feet)
The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC



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