



[www.hizzyproperty.co.uk](http://www.hizzyproperty.co.uk)





hizzy  
property



## 8 Ladbrook Close, Elmsett, IP7 6LD

£750,000

### About the property

A substantial and well presented 5 bedroom detached home set in plot approaching 0.5 acres (sts) together with a detached double garage and about 2,800sq.ft of accommodation.

The property forms part of a small development on the outskirts of this popular village which is located about four miles from Hadleigh. A welcoming central hall with oak flooring extends into the snug, office and living room where the latter provides double doors onto the rear patio and a fireplace housing a wood burner. The kitchen includes stylish white cabinets with extensive quartz worktops with integral appliances which includes an induction hob, twin double ovens and a central work 'island' with integrated sink and seating area. The lantern roof extension to the rear opens the kitchen up into a wonderful family/entertaining area with Bi-folding doors to the rear and side which open fully onto the garden and paved patio. The remaining ground floor consists of the utility room which provides additional work surface space, plumbing for a washing machine and dryer and a sink. In addition, there is a ground floor WC. The first floor offers four double bedrooms with bedroom one and two having their own ensuite shower rooms and also enjoying fine views over the rear garden and beyond. Bedroom three and four face the front with bedroom three having twin built in wardrobes. There is also a generous sized family bathroom, which is fitted with bath with shower over. On the third floor is the fifth bedroom which would ideally suite a teenager who wants their own space as it offers a bedroom area along with a small living room. There are also built in wardrobes.

### Outside

Outside, the house is tucked away at the end of the cul-de-sac with a driveway offering ample off-road parking. Adjacent is a detached double garage with twin doors.

To the rear there is a private and well-maintained principal garden along with a large paved terrace. which benefits from a south-west facing aspect. Immediately to the rear of the principal garden is the remainder of garden which is laid to lawn and around 0.35 of an acre (sts).

### Useful info

All mains services are connected to the property with the heating being gas fired via radiators (not tested by the agents). The property has a band G 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 ///lodge.statement.laws. Broadband download speed up to 39 mbps and upload speed up to 8mbps (Source Ofcom). Mobile Network indoor coverage limited on O2 & Vodafone and EE & no coverage expected on Three. Outdoor coverage good on EE, Vodafone and O2 and variable on Three. (Source Ofcom). There is a maintenance charge for the development currently at £150 per year paid to the Elmsett Mill Management Company for maintenance of the private road, play park etc.







hizzy  
property



- Impressive Detached 5 Bedroom Home
- Detached Double Garage
- Two Ensuite Shower Rooms

- Total Plot Approaching 0.5 Acre (sts)
- Superb 35ft Kitchen/Diner
- Ground Floor Home Office

- Accommodation Around 2,800 Sq Ft
- 4 Double First Floor Bedrooms
- Generous Sized Snug







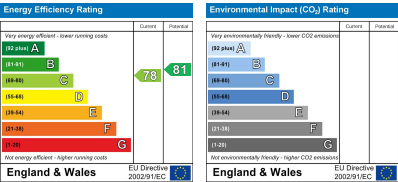
hizzy  
property



# Floor Plan



# EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101  
[hello@hizzyproperty.co.uk](mailto:hello@hizzyproperty.co.uk)