



Hizzy
ESTATE AGENTS

80 Clopton Gardens, Hadleigh, IP7 5JQ

£300,000

About the property

Rarely available, this extended semi-detached bungalow occupies a quiet cul-de-sac position in Clopton Gardens, Hadleigh, and sits on a generous plot with a south-facing rear garden, parking and a larger than average detached garage. The property is offered with no chain delay. The bungalow has been extended to the rear, creating a more spacious layout with an enlarged kitchen that now incorporates a dining area and an extended living room with fireplace and sliding doors opening onto the garden. Presented in clean and tidy condition, the accommodation includes an entrance hall, two bedrooms (the main with full-width fitted wardrobes), a modern white shower room, side porch, kitchen/diner and a bright living room overlooking the garden.

Outside

Discreetly set behind mature hedging, the property features a block-paved driveway with a path to the front door and gated side

access. The detached garage has a roller door, power and light, and a personal door to the rear, with an additional side garden located to the right of the garage. The south-facing rear garden enjoys a sunny aspect and is enclosed by hedging and fencing, featuring two paved patio terraces with shingle areas between, creating an attractive and low-maintenance outdoor space.

Useful info

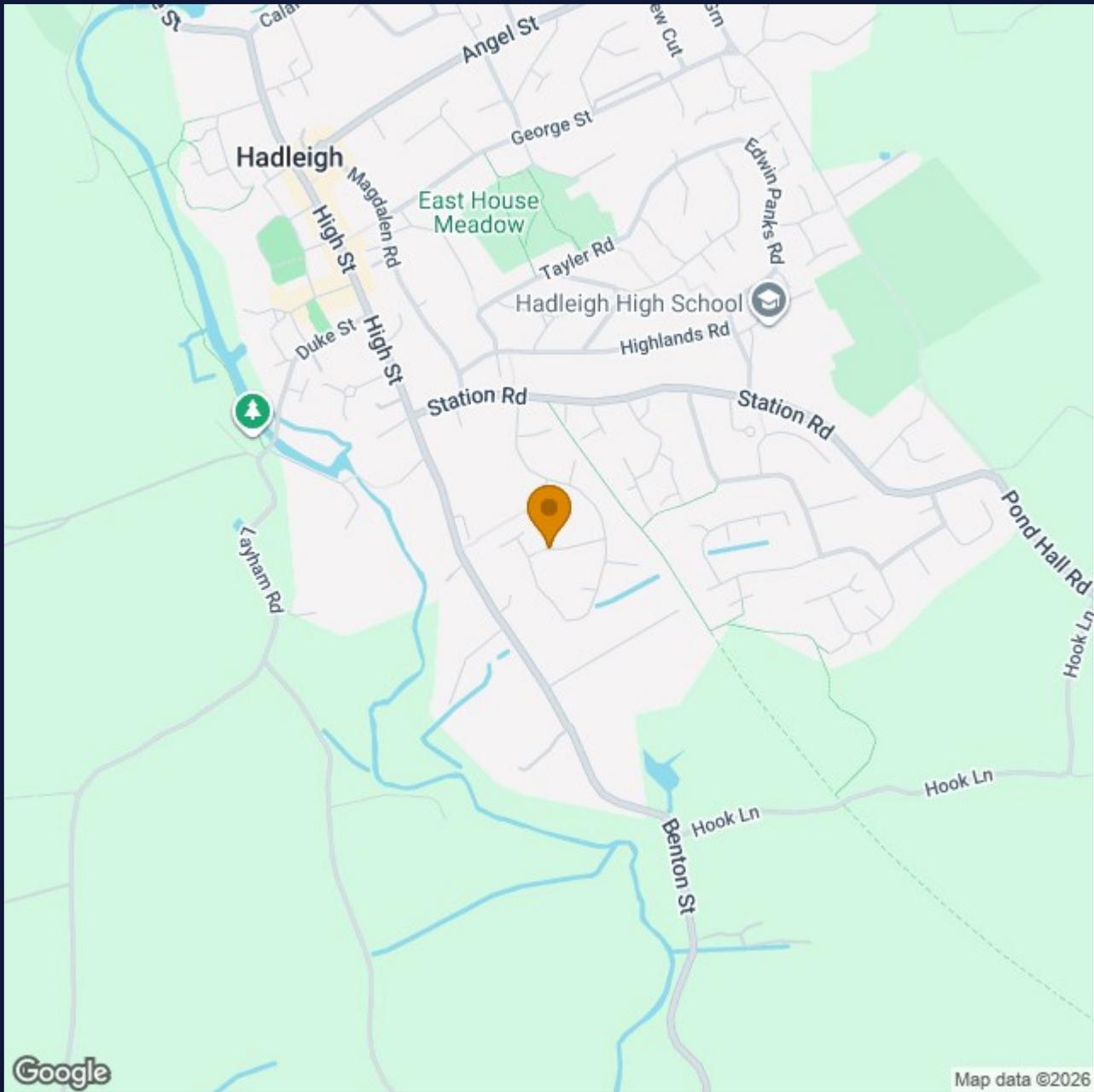
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///drooling.softly.toggle](https://www.what3words.com/#!/en/09q2g4/09q2g4/09q2g4). Broadband download and upload speed up to 1000mbps (source Ofcom). Mobile Network, O2, good outdoor and in the home. EE and Vodafone good outdoors and variable in-home, Three mobile is variable outdoor (Source Ofcom). Please Note that no services have been tested by the agents.





- Rarely available extended semi-detached bungalow
- Offered for sale with no chain delay
- Detached garage with parking and side garden
- Generous plot with south-facing rear garden
- Extended kitchen/diner ideal for entertaining
- Spacious living room with doors to the garden
- Two bedrooms, main with fitted wardrobes
- Modern white shower room
- End of cul-de-sac position





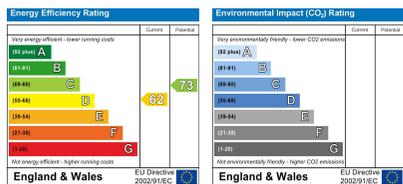
Ground Floor



Total area: approx. 89.3 sq. metres (961.1 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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