



Hizzy
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11 Newhaven Way, Hadleigh, IP7 6AJ

Guide price £380,000

About the property

** GUIDE PRICE £380'000 - £395'000 ** Occupying a discreet and private gated position at the end of Newhaven Way, this extended three-bedroom bungalow offers a secluded setting away from passing traffic. The bungalow is presented in clean and tidy condition throughout, with excellent scope for a purchaser to personalise to their own taste. Internally, the accommodation comprises an entrance hall, three well-proportioned bedrooms, a bathroom with fitted shower, wash basin, WC and bidet, together with a separate additional WC/cloakroom. The kitchen is fitted with oak style cabinets along with having plenty of work top space, incorporating a built-in double oven, sink and further spaces for appliances, there is also a pleasant outlook over the rear garden. A door leads through to a useful rear porch, ideal for coats, shoes and day-to-day access from outside. The double-sized reception room is a particular feature, offering a bright and spacious sitting area with an adjoining dining space. There is also a separate, defined area ideal for a small home office or computer desk, complete with useful storage.

Outside

Outside, the gardens wrap around the property and are predominantly laid to lawn, complemented by established shrub borders, flower beds and mature trees. From the garden there are attractive views across neighbouring rooftops towards the town and beyond. To the front, there is ample off-road driveway parking. The property is offered for sale with no onward chain, making it an excellent opportunity for those seeking a bungalow in a quiet and private Hadleigh location.

Useful info

All mains services are connected with the heating being gas fired via radiators. Currently a band "D" 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 [///awkard.resurgent.title](https://www.what3words.com/awkard.resurgent.title). Broadband download speed up to 1800 mbps and upload up to 1000mbps (Source Ofcom). Mobile Network, O2 good outdoor and in-home, Vodafone and Three good outdoor and variable in-home and EE good outdoor (Source Ofcom). Note: Although there is broadband at the property it is currently disconnected. The bathroom previously had a bath which the previous owners changed to a shower, this could be re-instated if required.





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- Extended three-bedroom bungalow
- Bathroom plus separate WC/cloakroom
- Double reception with sitting and dining areas

- Discreet, private position at the end of the road
- Fitted kitchen with garden outlook
- Wrap-around lawned gardens with town views

- Clean and tidy with scope to personalise
- Useful rear porch for coats and shoes
- Off-road driveway parking & no onward chain





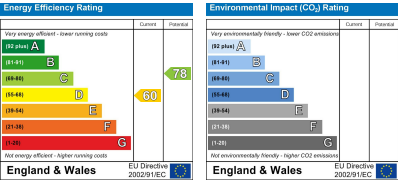
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Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

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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