



Hizzy
ESTATE AGENTS

47 Aylward Close, Hadleigh, Ipswich, IP7 5SE

£249,995

About the property

Beautifully extended to the rear, this deceptively spacious one-bedroom home now offers an impressive open-plan living space that simply has to be seen, together with landscaped gardens and exciting potential to complete the transformation throughout. Tucked away in a popular cul-de-sac, this stylish home offers far more than first meets the eye. The property has been transformed by a contemporary rear extension, creating an exceptional 18ft x 20ft open-plan living space flooded with natural light from a striking roof lantern and bi-fold doors opening onto the garden, making it perfect for both everyday living and entertaining. The accommodation begins with an entrance hall, providing access to the ground floor bathroom before opening into the impressive open-plan living area. The fitted kitchen is accessed from the living room and offers a range of storage units and work surfaces, whilst a separate dining room beyond provides an ideal space for formal dining or a home office. Offering further versatility, this room could also be used as an occasional guest bedroom if required. The real centrepiece of the home is the impressive open-plan living area, featuring engineered oak flooring, modern vertical radiators, a feature roof lantern and bi-fold doors that seamlessly connect the living space with the landscaped rear garden. Whilst the extension has transformed the property, some of the remaining accommodation would now benefit from cosmetic updating, allowing a new owner the opportunity to create a home with a consistent finish throughout.

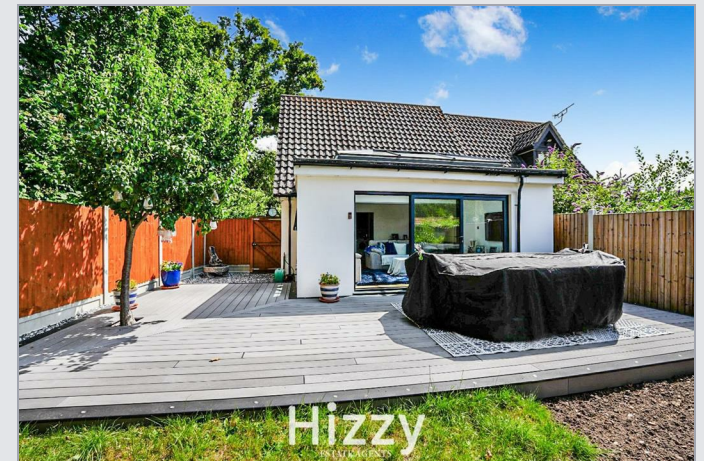
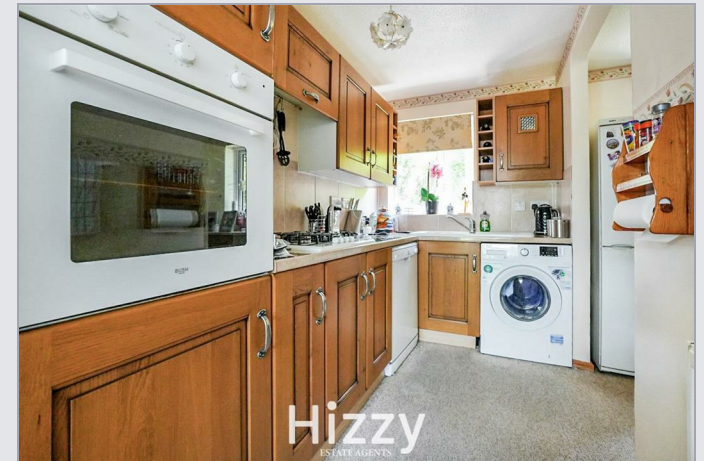
Upstairs, you'll find a generous double bedroom, complemented by the former wardrobe area, which has been thoughtfully adapted to incorporate a wash hand basin and WC, providing a useful additional facility on the first floor.

Outside

Outside, the rear garden enjoys a generous composite decked terrace, ideal for outdoor dining and entertaining, with the remainder laid to lawn and complemented by mature planting and established borders. A rear gate provides access to the allocated parking area, where there is one allocated parking space. The front garden is equally well maintained, with an attractive variety of shrubs and trees creating an inviting approach to the property.

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 ///isolating.mingles.busters. Broadband download and upload speed up to 74mbps and upload speed up to 20mbps.(source Ofcom). Mobile Network, EE and Vodafone good outdoor and variable in-home, O2, good outdoor and in the home and Three good outdoor coverage(source Ofcom). Please Note that no services have been tested by the agents.



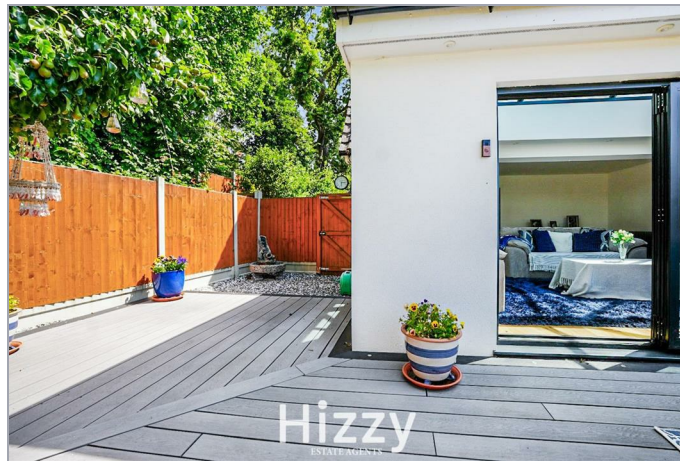
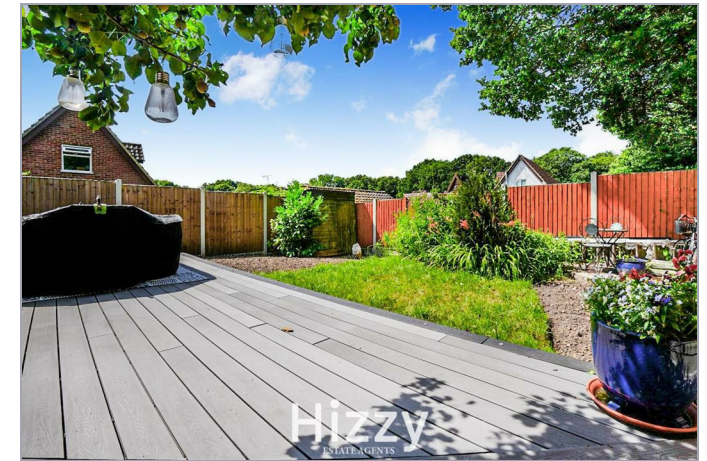


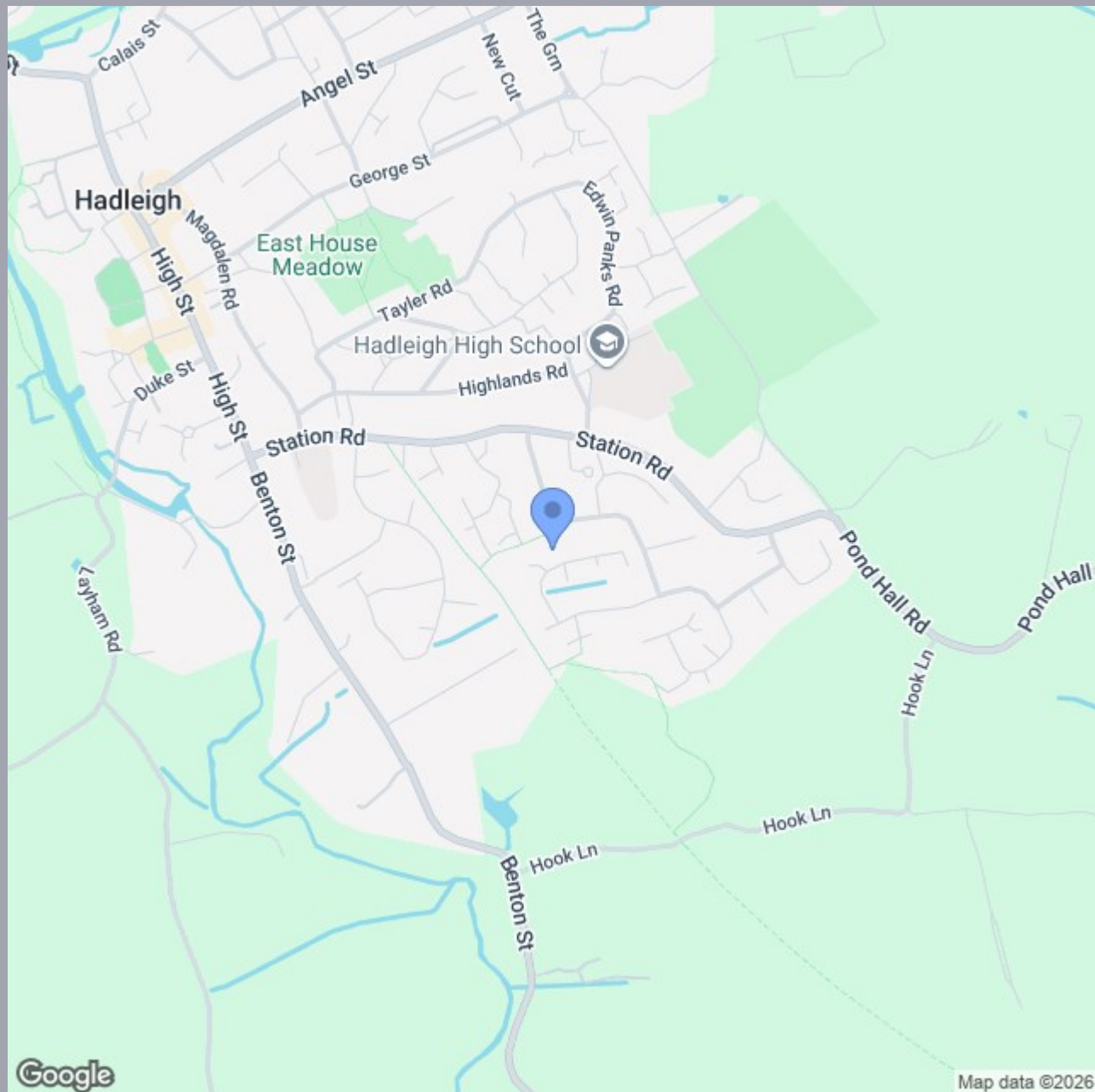
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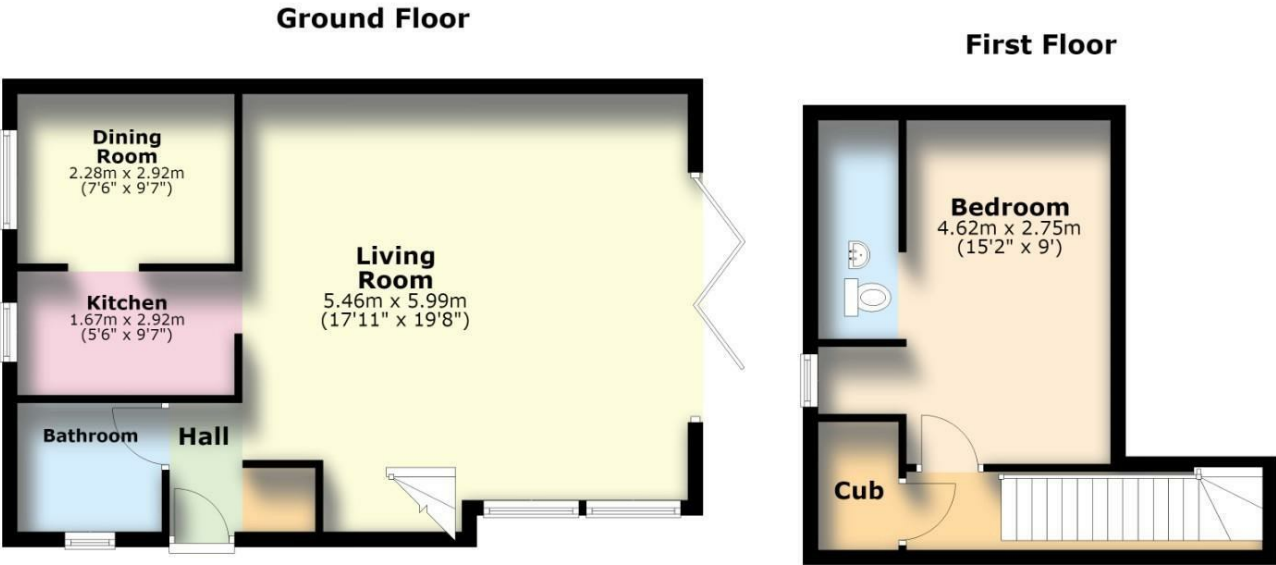
- Beautifully extended one-bedroom home
- Feature roof lantern and bi-fold doors
- Wardrobe adapted to provide basin and WC
- One allocated parking space

- Contemporary rear extension
- Dining room/office with bedroom potential
- Ground floor bathroom

- Exceptional 18ft x 20ft open-plan living space
- Spacious double bedroom
- Rear garden with composite decked terrace

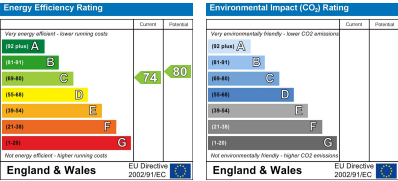






Total area: approx. 76.7 sq. metres (825.4 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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