



Hizzy
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4 Tanner Walk, Hadleigh, IP7 6FT

£340,000

About the property

A superbly presented four-year-old detached home, pleasantly positioned in an off-road walkway setting on Tanner Walk and enjoying views to the front, including a partial view over a landscaped lagoon area. The property benefits from the remainder of a 10-year NHBC warranty and is offered in exceptionally clean and tidy condition throughout, finished in a neutral colour scheme with contemporary styling. The bright and well-planned accommodation includes an impressive fitted kitchen/diner featuring a breakfast bar, integrated fridge/freezer, dishwasher, oven and gas hob, with doors opening out to the rear garden. There is also a comfortable separate living room, a useful utility room and a ground floor WC. Upstairs the property offers three generous double bedrooms, including a main bedroom with en-suite, along with a well-appointed family bathroom. The property further benefits from solar panels, helping to improve energy efficiency and reduce running costs.

Outside

The rear garden is a particular feature of the property, enjoying a south-facing aspect. The current owner has thoughtfully landscaped the garden to maximise sun exposure, creating a stylish paved patio terrace with railway sleeper retaining borders, along with a further patio

seating area – ideal for outdoor dining and entertaining. In addition, there is a shingle patio positioned to enjoy the evening sun. The garden also provides steps up to access the attached garage and driveway parking, along with twin side access to both sides of the house, offering useful storage space.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "C" 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 ///bashed.shun.seasick. Broadband (with fibre) download speed available up to 900 mbps and upload speed up to 110 mbps (Source Ofcom). Mobile coverage, O2 good outdoors and in variable in home, Vodafone good outdoor and variable in home, EE and Three good outdoors (Source Ofcom). Please note there is a management charge of approx. £160.73 per year for the communal grounds around the development (for year 2025).





*Cuddles
in the
Kitchen*

LOVE
LOVE
LOVE
LOVE

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- Modern detached home built just four years ago
- Remainder of 10-year NHBC warranty
- Three double bedrooms, en-suite to main bedroom

- Pleasant off-road walkway position
- Beautifully presented throughout with neutral décor
- South-facing landscaped rear garden with patio areas

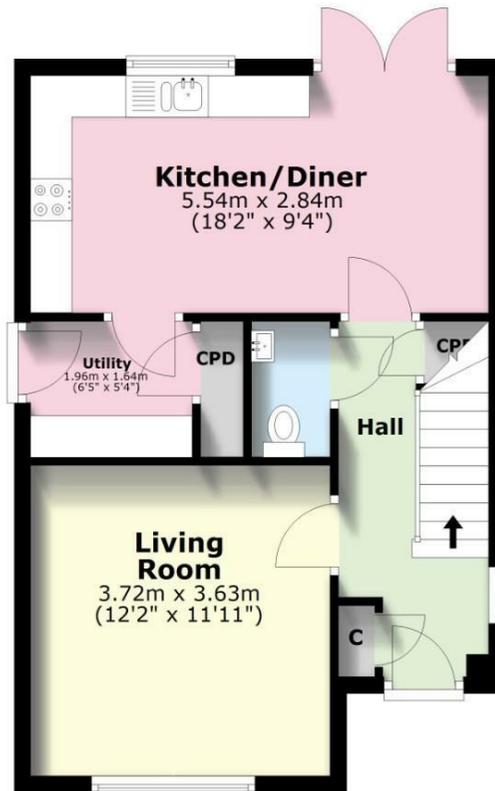
- Attractive front outlook with partial lagoon views
- Impressive kitchen/diner with integrated appliances
- Garage and driveway parking



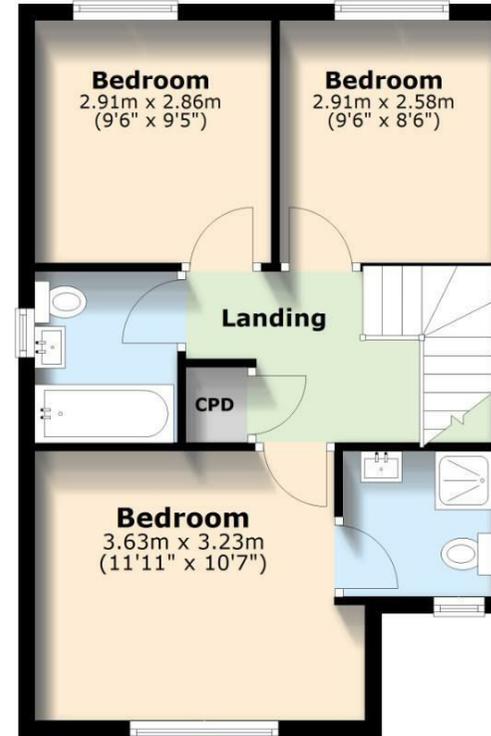


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Ground Floor



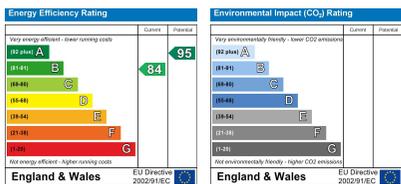
First Floor



Total area: approx. 88.5 sq. metres (952.6 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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