



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







# Rowland Boswell Lane, Hadleigh, IP7 6BX

## £485,000

### About the property

An impressive and stylish three bedroom detached bungalow offered for sale with a lovely garden, off road parking and nicely located within easy reach of the town's amenities and facilities. Built in 2021 the property offers light, bright and generous living space approaching 1250 sq feet (114 sq metres) with a contemporary theme throughout. The accommodation includes a good sized hallway with built in storage cupboards, a smart fitted kitchen/dinning room with a breakfast bar and built in appliances, living room with double doors into the garden, bathroom suite and a useful utility room. The principle bedroom has its own en suite shower room and dressing room. The property also benefits from having CCTV and an alarm system. No Chain Delay.

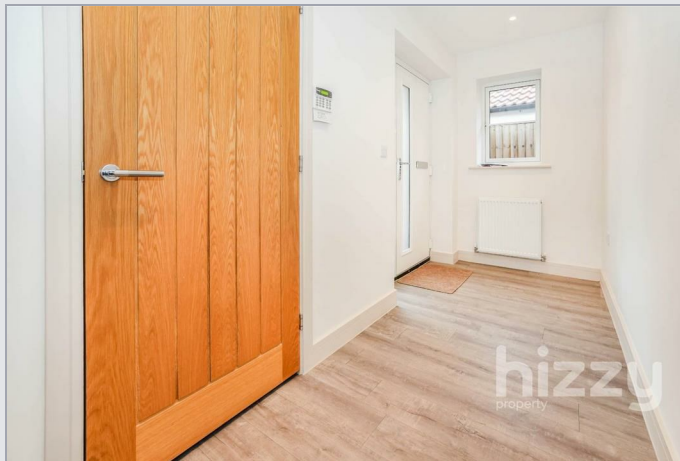
### Outside

The property has a lovely rear garden which is mainly laid to lawn with a selection of plants, trees and shrubs.

There is also a paved patio terrace and a small feature pond. Timber shed with power & light. Side gate access via both sides of the property. To the front there is a gravel driveway and private parking area along with various flowers and shrub beds.

### 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 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 [///valued.economies.forms](https://www.what3words.com/valued.economies.forms). Broadband Speed: Up to 79 mbps (Source Ofcom) and Mobile Network Coverage: EE, O2, Vodafone and Three (Source Ofcom).





**hizzy**  
property



- Superb Detached Bungalow
- Good Location within the Town
- Lovely Rear Garden
- Constructed in 2021
- Three Bedrooms
- Off Road Parking
- Offered with No Onward Chain
- Bathroom and En Suite
- Useful Utility Room

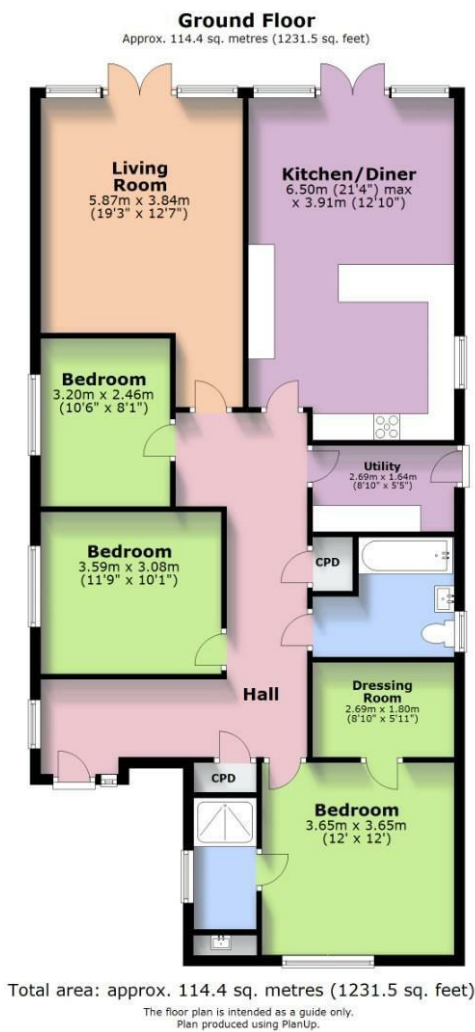




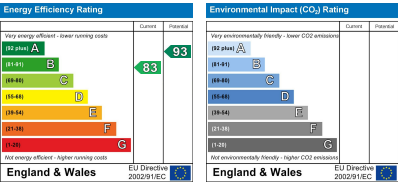




Floor Plan



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)