



**Hizzy**  
ESTATE AGENTS

# 1 The Square, Hadleigh, IP7 6AT

£390,000

## About the property

Rarely available to the market, this impressive four-bedroom bungalow is discreetly positioned down a private driveway, almost entirely hidden from the road, creating a wonderful sense of seclusion and an oasis-like setting. Deceptively spacious and far larger than first appearances suggest, the property offers generous and versatile accommodation throughout. Although technically semi-detached, it is only adjoined to the neighbouring property via the bedroom area, ensuring the main living spaces remain private and uninterrupted. Internally, the home is presented in excellent condition and offers a well-balanced layout. There are four well-proportioned double bedrooms, alongside a superb 23ft fitted kitchen/diner forming the heart of the home. The comfortable living room features a charming fireplace with a multi-fuel wood burner, while a light and airy utility room adds further practicality. Additional accommodation includes a family bathroom, separate WC cloakroom, and a versatile extra reception room currently arranged as a dining room. This flexible space could easily serve as a home office, playroom, or even be reconfigured to create a substantial principal bedroom by removing the existing partitioning. A truly unique and deceptively spacious home in a tucked-away position — internal viewing is highly recommended to fully appreciate all that is on offer.

## Outside

The beautifully maintained gardens wrap around the property, providing a tranquil and enclosed outdoor space bordered by mature, well-kept hedging. Predominantly laid to lawn, the gardens are complemented by an attractive paved patio terrace, ideal for outdoor dining and entertaining. The property also benefits from an attached double garage, along with both a formal front entrance and additional rear gate access.

## Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a 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 [///method.breathing.expiring](https://www.what3words.com/#!/method.breathing.expiring). Broadband download and upload speed up to 1000mbps (source Ofcom). Mobile Network, O2 and Vodafone good outdoor and in-home, Vodafone and O2, good outdoor and in the home. EE good outdoor and variable in home and Three good outdoor (source Ofcom). Please Note that no services have been tested by the agents.





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- Rarely available four double bedroom bungalow
- Impressive 23ft kitchen/diner
- Patio terrace for outdoor entertaining
- Deceptively spacious throughout
- Living room with multi-fuel burner
- Attached double garage with access
- Secluded, tucked-away position
- Generous wraparound gardens
- Family bathroom & separate WC





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Ground Floor



Total area: approx. 128.9 sq. metres (1387.8 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

EPC

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| 105-149 <b>A</b>                            |                         | 105-149 <b>A</b>  |                         |
| 81-104 <b>B</b>                             |                         | 81-104 <b>B</b>   |                         |
| 61-80 <b>C</b>                              |                         | 61-80 <b>C</b>  |                         |
| 41-60 <b>D</b>                              |                         | 41-60 <b>D</b>  |                         |
| 21-40 <b>E</b>                              |                         | 21-40 <b>E</b>  |                         |
| 1-20 <b>F</b>                               |                         | 1-20 <b>F</b>   |                         |
| 0-20 <b>G</b>                               |                         | 0-20 <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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