



hizzy
property

16 Squirrells Mill Road, Bildeston, IP7 7DY

£475,000

About the property

A good size 5 bedroom detached house tucked away on a much sought-after development within striking distance of the High Street. The spacious accommodation includes an inviting entrance hall with an impressive vaulted ceiling, fitted kitchen with built in appliances and breakfast bar, utility room and W.C. Across the hall is a living room with double doors into the dining room which enjoys access to the rear garden via sliding patio doors. There is a built in wood burner in the living room for those cosy nights. An additional reception, which could be used as a snug, playroom or even a useful home office/study, completes the ground floor accommodation. Upstairs there are five bedrooms, with the principle having its own ensuite shower room. There is also a family bathroom and three of the bedrooms have built in wardrobes.

Outside

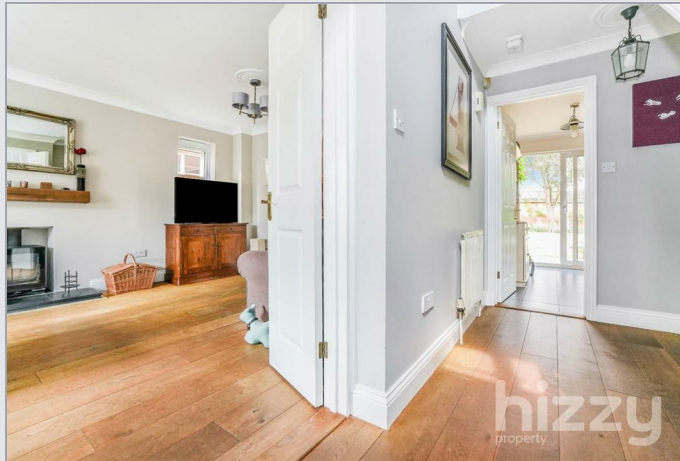
The front garden has been designed for easy maintenance; laid predominantly to pebbles and some mature shrubs with paths leading to the entrance door, side garage door and side access to rear garden. There is a driveway with parking for 2 cars and a double garage (power & lighting connected) providing plenty of additional storage potential in the eaves. The rear garden is laid to lawn, has shrub borders and two patio areas, as well as a mature tree. The garden is enclosed by a feature brick wall to the rear aspect and fencing either side.

Location

Bildeston is an attractive and well-regarded village with a mixture of period architecture and a thriving local community, supported by a good range of local facilities to include the award-winning Crown Hotel & Restaurant, licensed village store/post office, together with schooling, doctor's surgery, tennis club and active church. Lavenham is about 6 miles away as is the market town of Hadleigh which also offers an excellent range of facilities for everyday needs.

Useful information

The property has mains water, electricity and drainage connected. The heating is oil fired. The council tax band is E with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE. Broadband download speed up to 80Mbps and upload speed up to 20Mbps. Mobile coverage on EE and O2 is good indoor & outdoor, on Three is variable indoor & good outdoor, on Vodafone is good outdoor only.



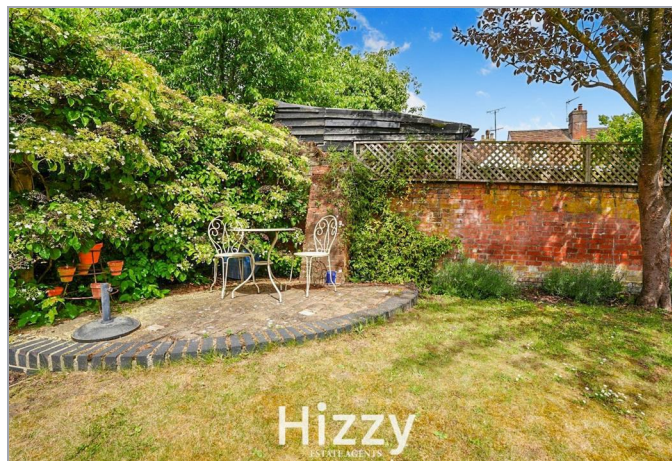


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- 5 Bedrooms
- Utility Room
- Ensuite Shower Room
- Double Garage & Driveway

- 3 Receptions
- Ground Floor WC
- Oil Fired Central Heating

- Kitchen/Breakfast Room
- First Floor Bathroom
- Double Glazing





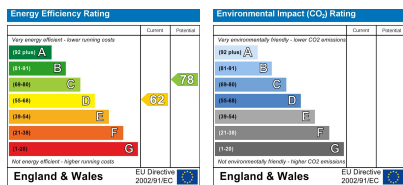
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ESTATE AGENTS



Total area: approx. 175.0 sq. metres (1883.2 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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