



Hizzy

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ESTATE AGENTS

Newlands Canterbury Gardens, Hadleigh, IP7 5BS

£399,950

About the property

A rarely available, recently refurbished three-bedroom detached bungalow, superbly positioned within the ever-popular Canterbury Gardens, Hadleigh, a sought-after, level location ideal for bungalow living and just a five-minute walk to the High Street with its full range of amenities. The leisure centre is also only a few minutes away, making this an exceptionally convenient yet peaceful setting. Set well back from the road, the property enjoys generous front and rear lawned gardens, providing privacy and a pleasant outlook. Inside, the accommodation is well balanced and finished to a modern, contemporary standard throughout. The bungalow offers three bedrooms, a family bathroom, and a stylish fitted kitchen featuring a central island with breakfast bar seating, integrated ceramic hob with built-in extractor, oven, microwave, dishwasher and tall fridge, along with a door opening directly into the garden. The living room provides ample space for both seating and dining furniture and benefits from doors leading out to the rear garden, creating an excellent flow for everyday living and entertaining. Detached bungalows in this flat, central position are rarely brought to the market, making this an outstanding opportunity for buyers seeking convenience, space and low-maintenance living in one of Hadleigh's most desirable locations.



Outside

Outside, the rear garden is mainly laid to lawn with a paved patio and summer house. To the front and side, there is exceptional parking provision, including a long driveway with space for a caravan, campervan or motorhome, a carport, and a garage with brick-built extension, forming a particularly generous workshop or storage area.

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 ///beats.unrated.output. Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network, EE and O2 good outdoor, variable in-home and Vodafone and Three good outdoor (Source Ofcom).





Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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