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25 Castle Road, Hadleigh, IP7 6JP

£550,000

About the property

25 Castle Road is a 4 bedroom detached family home located in one of Hadleigh's most desirable locations. The property backs onto open farmland and features a double garage, secluded gardens and is conveniently located within walking distance of Hadleigh town centre.

A spacious and inviting reception hall provides access to the light and bright ground floor living accommodation, comprising living room with a fireplace and dual aspect windows, a modern fitted kitchen with integrated gas hob, double oven and a range of wall and base units. The utility room has a door to the outside, work surface space with built in sink, storage cupboards and space for a washing machine and tumble dryer. The dining room has space for a decent sized table and chairs and there is also a downstairs WC.

On the first floor there are four bedrooms, two to the rear and two to the front, all of which have pleasant views. Bedroom one benefits from an en-suite shower room, there is a family bathroom with a WC, wash basin, bath with shower and heated towel rail.

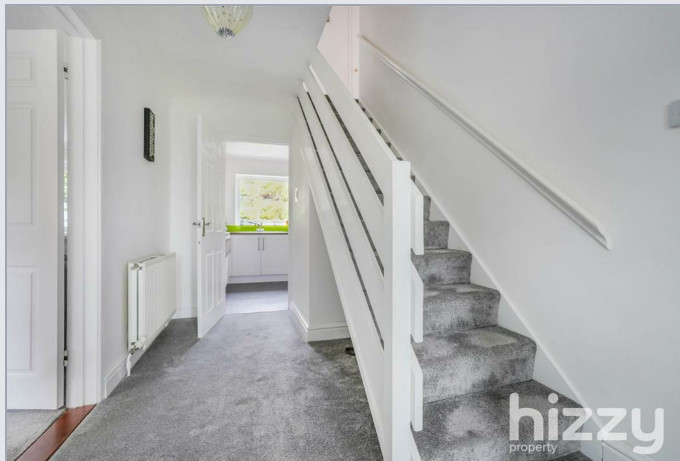
Outside

Outside, the house is set back fairly centrally within its plot, with a good sized front lawn and a driveway offering ample off-road parking leading to a double garage.

To the rear there is the secluded and well-maintained garden which benefits from a south-west facing aspect. Immediately to the rear of the house is a paved patio terrace with steps up to the remainder of garden which enjoys a nice collection of trees, plants and shrubs. There is access to the rear onto farmland where there is a path, ideal for walking the dog.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 [///natty.realm.roofed](https://www.what3words.com/#!/en////natty.realm.roofed). Broadband Download Speed: Up to 1800 mbps and Upload speed up to 1000 mbps. (Source Ofcom). Mobile coverage EE, good outdoor and in home, O2 good indoors and variable in home, Three and Vodafone good outdoors. (Source Ofcom).





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- Rare to the Market
- Four First Floor Bedrooms
- Desirable Location in the Town

- Backing onto Farmland
- Double Garage & Off Road Parking
- Two Reception Rooms

- Generous sized Secluded Rear Garden
- Bathroom, Ensuite & WC
- Fitted Kitchen & Utility



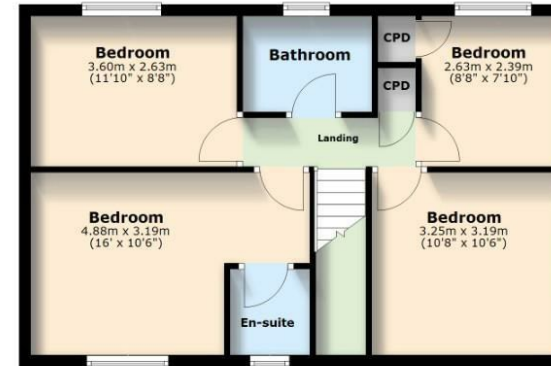


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Ground Floor



First Floor



Total area: approx. 149.3 sq. metres (1606.5 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 ₂) Rating	
Score	Band	Score	Band
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
100-90	A	100-90	A
80-65	B	80-65	B
65-50	C	65-50	C
50-35	D	50-35	D
35-20	E	35-20	E
20-10	F	20-10	F
10-0	G	10-0	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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