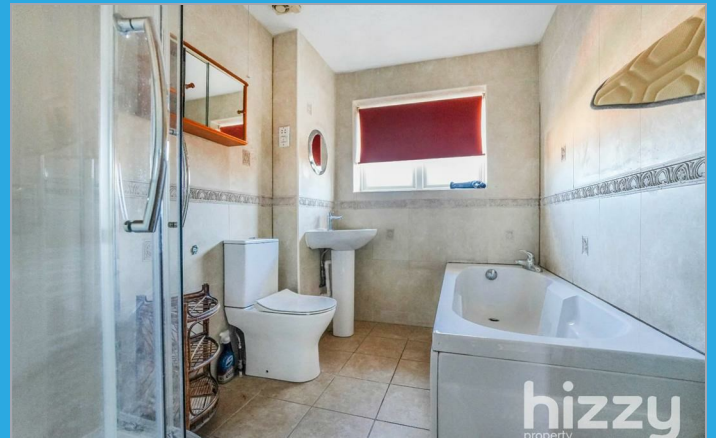




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property

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59 Edwin Panks Road, Hadleigh, IP7 5JL

£350,000

- Popular Location in the Town
- Extended living Space
- Four Reception Rooms
- Bathroom, En Suite and WC
- Driveway Parking
- Close to Local Schools
- Four First Floor Bedrooms
- Kitchen and Utility
- Attractive Partly Walled Rear Garden

About the property

An extended 4 bedroom detached family home located within a popular residential area of the town and within easy reach of the local High School, primary Schools, leisure centre and the thriving High street with it's independent retailers and boutique shops. The property also includes driveway parking and a lovely secluded partly walled garden. The living space downstairs offers a hall, living room with a bay window, adjoining dining room, home office/study, fitted kitchen, garden room, utility and WC. Upstairs, there are four bedrooms with the main bedroom having it's own en suite shower room (would benefit from replacing). There is also a family bathroom.

Outside

To the front there is a paved and shingle area with a path to the front door and a driveway to the side. There is a shared driveway from Edwin Panks Road that leads to this properties own driveway. Side access to the rear. The attractive rear garden is partly walled and includes a lawned area along with various paved patio terraces. There is also a brick storage shed.

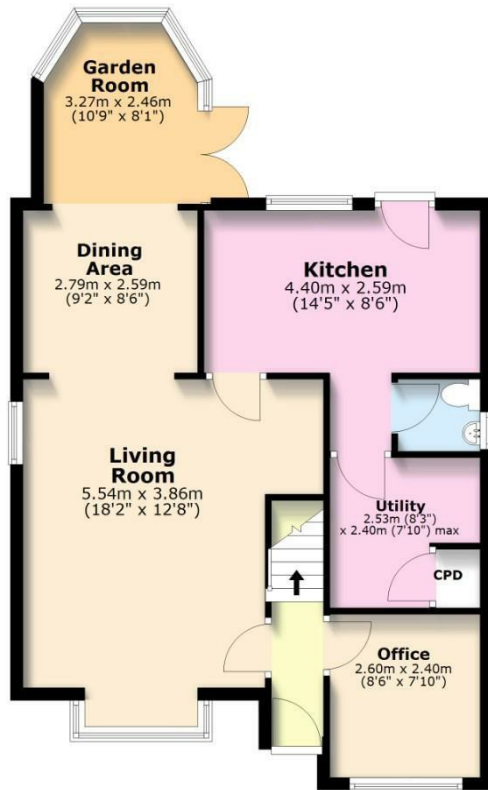
Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently 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 [///brownish.montage.typed](#). Broadband Download Speed up to 1000 mbps and upload speed 1000 mbps (Source Ofcom). Mobile Network indoor coverage likely on O2 and limited on EE, Three and Vodafone. Outdoor coverage likely on all four networks (Source Ofcom).

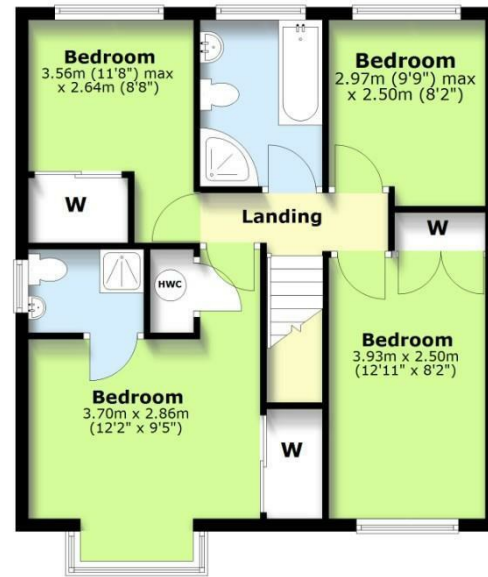




Ground Floor



First Floor



Total area: approx. 127.6 sq. metres (1373.2 sq. feet)

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

EPC

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			
		63	75
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	

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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01473 875101
hello@hizzyproperty.co.uk