

29 EDWIN PANKS ROAD



## 29 EDWIN PANKS ROAD, HADLEIGH, SUFFOLK, IP7 5JL

# A SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOUSE OCCUPYING A POPULAR RESIDENTIAL AREA

Manningtree – 9 miles (London Liverpool Street from 54 minutes)

Ipswich – 10 miles (London Liverpool Street from 58 minutes)

Colchester – 13 miles (London Liverpool Street from 48 minutes)

• Reception hall • Open plan sitting / dining room • Cloakroom • Four bedrooms • Two bathrooms (one ensuite) • Double garage • Gardens •



















### The Property

Forming part of an established residential area to the east of the town centre, 29 Edwin Panks Road is a well-proportioned family house which is set well back within its generous plot.

The accommodation provides a welcoming reception hall which leads to the open plan, twin aspect sitting / dining room with a central gas fireplace and attractive bay window allowing plenty of natural light. A pair of french windows and sliding doors via the sitting room provide access to the fully enclosed rear garden.

The comprehensively fitted kitchen with an island breakfast bar is particularly well equipped with a 'Rangemaster' oven, built in fridge / freezer, microwave and washing machine and plumbing for a dishwasher and provides access to the double garage. Further to this the downstairs accommodation also includes a cloakroom.

On the first floor a spacious landing leads to four bedrooms and two bathrooms (one ensuite to the principal bedroom).

### Outside

The house is set well back from the road in a recess of just three houses in the immediate vicinity. There is ample off-road parking in front of the double garage, which is partly adapted to serve as a workshop / store.

The enclosed rear garden is mainly laid to lawn, with flower and shrub borders and a wide sun terrace which adjoins the rear of the house.

### Services

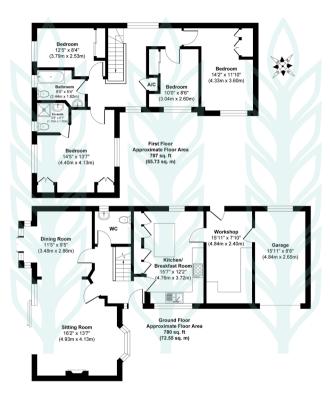
Mains electricity, gas, water and drainage.

Local Authority and Council Tax Band Babergh with Mid Suffolk District Council Band E (2025)

### EPC Rating

Current C(69). Potential C(80).

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### Chapman Stickels

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Approx. Gross Internal Floor Area 1488 sq. ft / 138.28 sq. m

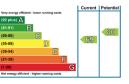












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