



29 EDWIN PANKS ROAD

Hadleigh | Suffolk



Chapman Stickels



# 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)

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- 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).





**First Floor**  
Approximate Floor Area  
707 sq. ft.  
(65.73 sq. m)

**Bedroom**  
12'5" x 8'4"  
(3.79m x 2.53m)

**Bathroom**  
8'0" x 5'4"  
(2.44m x 1.62m)

**En-suite**  
1'6" x 5'1"  
(1'7" x 1.55m)

**Bedroom**  
10'0" x 8'6"  
(3.04m x 2.60m)

**Bedroom**  
14'2" x 11'10"  
(4.33m x 3.60m)

**Dining Room**  
11'5" x 9'5"  
(3.48m x 2.86m)

**WC**

**Kitchen/ Breakfast Room**  
15'7" x 12'2"  
(4.76m x 3.72m)

**Workshop**  
16'1" x 7'10"  
(4.84m x 2.40m)

**Sitting Room**  
16'2" x 13'7"  
(4.93m x 4.13m)

**Ground Floor**  
Approximate Floor Area  
780 sq. ft.  
(72.55 sq. m)

Illustration for identification purposes only; measurements are approximate, not to scale.



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**Zoopla**



Very energy efficient - lower running costs

Rating	Energy Consumption Range (kWh per year)
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - higher running costs

Current	Potential
69	80

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