



44 EDWIN PANKS ROAD

Hadleigh | Suffolk



Chapman Sticks

44 EDWIN PANKS ROAD, HADLEIGH, SUFFOLK, IP7 5JL

A WELL-PRESENTED 4 BEDROOM DETACHED HOUSE LOCATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT

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)

-
- Porch
 - Sitting room
 - Dining room
 - Kitchen
 - Ground floor bedroom (with ensuite)
 - Landing
 - 3 further bedrooms
 - Family bathroom
 - Off-road parking
 - Rear garden





The Property

44 Edwin Panks Road forms part of a popular and well-established residential close located just to the north of Hadleigh town centre. Built in the mid-1990's, this well-presented house occupies an elevated setting, which accentuates the notably bright accommodation. The ground floor comprises a useful front bedroom / study with ensuite shower room, which was originally an integral garage. The double reception is dual aspect to both the front and rear, with a focal mock fireplace and oak flooring throughout. The kitchen is fitted on four walls with worksurfaces, numerous cupboards and drawers, integral induction hob as well as an oven and grill. There is also space and plumbing for washing machine and dishwasher.



The first floor provides two bedrooms to the front, which are served by the family bathroom. The main double bedroom is to the rear, which overlooks the rear garden.

Outside

To the front, the property offers a front driveway flanked by herbaceous borders and lawn. The enclosed rear garden offers a patio and lawn beyond which is defined by established flower and shrub borders. To the rear boundary is a timber shed with pedestrian access onto the neighbouring residential close (Jordayn Rise).

Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sport facilities, and a wide selection of shops, as well as both Junior and Senior schools, which are in walking distance of the property.

Services

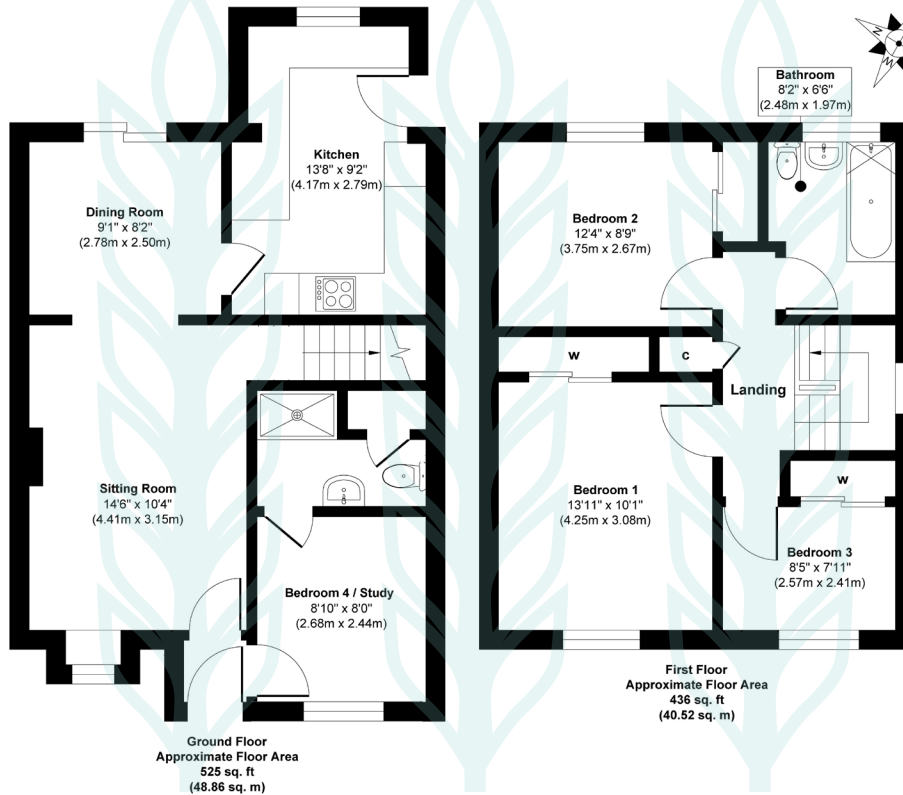
We understand all mains services are connected.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band C (2023)

EPC Rating
Current D (67). Potential B (81)



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Approx. Gross Internal Floor Area 961 sq. ft / 89.38 sq. m (Including Garage)

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

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