



23 EDWIN PANKS ROAD

Hadleigh | Suffolk



Chapman Stickels

23 EDWIN PANKS ROAD HADLEIGH, SUFFOLK IP7 5JL

Manningtree - 9 miles
Ipswich - 10 miles
Colchester - 13 miles

- Reception hall • Cloakroom • Sitting room • Garden room •
- Kitchen / dining room • Study / bedroom • Landing •
- Four / five further bedrooms • One ensuite • Family bathroom •
- Elevated corner plot • Off-road parking • Private landscaped garden •

The Property

Arguably occupying one of the most desirable positions in this popular residential area, 23 Edwin Panks Road is a detached family house which is set on a generous and elevated corner plot.

Recently modernised to a high standard throughout, the accommodation is well-proportioned – particularly the reconfigured kitchen / dining room, which now caters for modern family living.

The adjacent study / ground floor bedroom previously formed a utility room and store, which after its conversion provides a more usable space, with separate access to the rear.

In addition to the living areas being cosmetically upgraded, further improvements include bi-fold doors to the garden room, which leads onto a raised dining terrace.

The first floor provides four / five further bedrooms, where bedrooms four & five have been recently stud-wall partitioned - which can be easily removed and reinstated as one room, if required.

The recent improvements also extend externally, where the private garden has been landscaped, with a raised terrace and an adjacent sheltered dining area. To one corner is a corner studio / gym / office with power.

Ample off-road parking is to the front, via a newly laid tarmac driveway.

A COMPREHENSIVELY MODERNISED FAMILY HOUSE OCCUPYING A GENEROUS CORNER PLOT WITH AMPLE OFF-ROAD PARKING AND A PRIVATE LANDSCAPED GARDEN



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

All mains services are connected.

EPC Rating

Current D(61). Potential C(80).

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.
Band D (2025)



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Approximate Floor Area
Main House - 1564 sq. ft / 145.34 sq. m

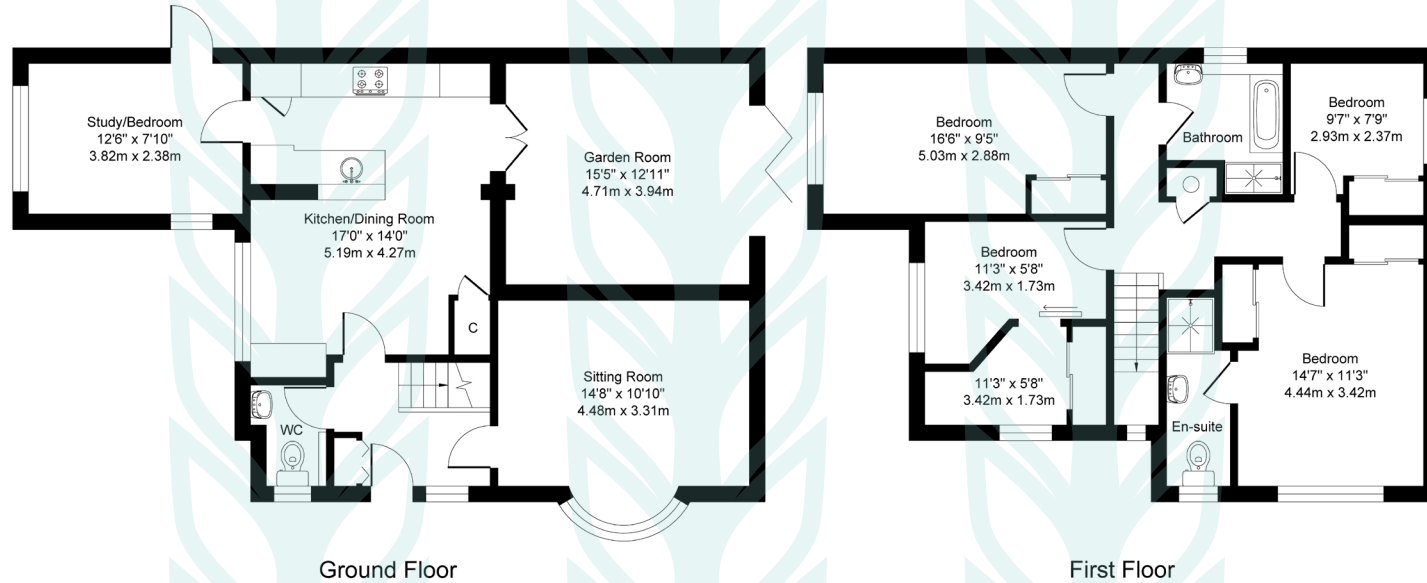


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