



Hizzy
ESTATE AGENTS

9 Joseph close, Hadleigh, Suffolk, IP7 5FH

Offers over £375,000

About the property

Situated within Joseph Close in Hadleigh, this substantial family home offers versatile accommodation arranged across three floors, including four particularly generous double bedrooms and an excellent selection of living spaces.

The front door opens into the entrance hall, with stairs rising to the upper floors, a useful storage cupboard and a ground-floor WC. The kitchen/diner is a generous room with plenty of space for a dining table. It is fitted with a range of wall and base units, work surfaces and tiled splashbacks, while the range cooker is included within the sale. The spacious living room features a fireplace as its focal point and opens through to a bright garden room, which enjoys views over and direct access to the courtyard garden. A further reception room is currently arranged with a bar, creating an excellent entertaining space. This versatile room could also be used as a snug, home office or playroom.

On the first floor are two generous double bedrooms. The larger benefits from an en-suite shower room, while a separate family bathroom serves the second bedroom. The second floor provides two further spacious double bedrooms, together with an additional shower room, making the layout particularly practical for families with older children or visiting guests.

Outside

The enclosed courtyard garden has been thoughtfully arranged for low-maintenance enjoyment, with paved seating areas, raised planters and established boundary screening providing a good degree of privacy. It offers an ideal space for outdoor dining and entertaining, with direct access from the garden room.

The property also benefits from driveway parking and an attached garage measuring approximately 17'10" x 10'10".

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download and upload speed available up to 1000 mbps (Source Ofcom). Mobile coverage, O2 and EE good outdoors and variable in home, Vodafone and Three good outdoor coverage (Source Ofcom).





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cheese
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- Exceptionally spacious family home
- Driveway parking and attached garage
- Four generous double bedrooms

- Accommodation arranged across three floors
- Approximately 1,543 sq ft living space
- Three bath/shower rooms plus WC

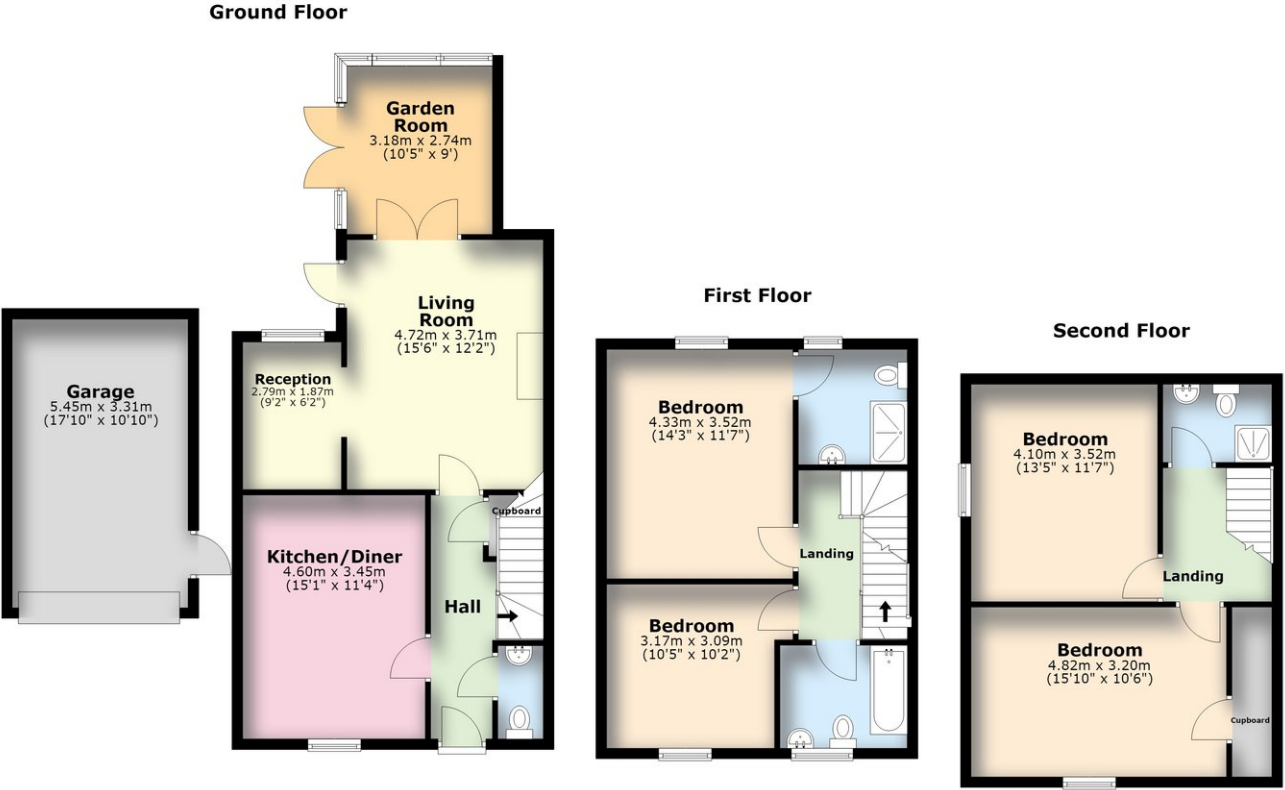
- Generous kitchen/diner
- Spacious living room and garden room
- Additional reception room





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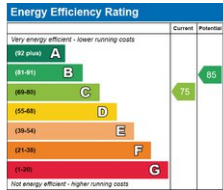
Floor Plan



Total area: approx. 161.4 sq. metres (1737.0 sq. feet)

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

EPC



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