



Hizzy
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3 Emma Girling Close, Hadleigh, IP7 6FH

£495,000

About the property

Offered with no onward chain, this exceptional four-bedroom detached home occupies a pleasant position within a small cul-de-sac of similar properties. Significantly enlarged by an impressive two-storey rear extension, the house provides approximately 1,504 sq ft of beautifully presented and deceptively spacious accommodation. The high-specification kitchen/breakfast room features quality work surfaces, breakfast-bar seating and an excellent range of integrated appliances, including a fridge freezer, dishwasher, wine cooler, ceramic hob, double oven and combination microwave. Further additions include a boiling-water tap, water softener, filtered-water system and two wireless charging points with pop-up USB ports. The kitchen connects to a superb garden room with bi-folding doors leading directly outside. The ground floor also includes a separate living room, utility room with an additional fridge freezer and a large home office which could also serve as a fifth bedroom. Upstairs are four well-proportioned bedrooms and the family bathroom. The outstanding principal suite includes a spacious bedroom, generous dressing room and stylish en-suite shower room. The property also benefits from Hive heating and hot-water controls, solar panels which contribute towards heating the hot-water supply, and Hikvision CCTV.

Outside

The driveway provides off-road parking, while the landscaped rear garden features a generous paved seating area and low-maintenance artificial lawn. The contemporary timber-clad outbuilding measures approximately 17ft at its widest point and is equipped with power and lighting. Currently used as a gym and storage area, it would also make an excellent external office, studio or hobby room.

Useful info

The property is freehold. All mains services are connected, with gas-fired heating via radiators. The local authority is Babergh District Council and the property is in Council Tax Band D. Broadband – Ofcom indicates that ultrafast broadband is available, with download speeds of up to 1,800 Mbps and upload speeds of up to 1,000 Mbps. Mobile coverage – Ofcom indicates good outdoor coverage across EE, O2, Three and Vodafone. O2 and Vodafone offer variable in-home coverage, while limited indoor coverage may be available through EE and Three.





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- Chain-free, substantially extended four-bedroom detached home
- Impressive two-storey rear extension
- Approximately 1,504 sq ft of beautifully presented accommodation

- High-specification kitchen/breakfast room with breakfast bar
- Garden room with bi-folding doors
- Outstanding principal suite with dressing room and en-suite

- Large home office or potential fifth bedroom
- Landscaped, low-maintenance garden with driveway parking
- Powered outbuilding, ideal as a gym, office or studio





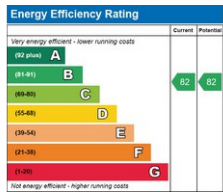
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Floor Plan



Total area: approx. 139.7 sq. metres (1503.6 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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