



Hizzy

5 Woodthorpe Road, Hadleigh, IP7 5HZ

Guide £425,000 - £450,000

About the property

Note: Some external images have had grass digitally enhanced for marketing purposes. Rarely available, this impressive four-bedroom detached house has been completely remodelled during 34 years of ownership to create a substantial and highly individual family home. Offering approximately 1,758 sq ft including the garage, the property combines generous living space with a superb open-plan kitchen, dining and family area, a separate living room, flexible study space, two shower rooms and an attractive enclosed garden. The heart of the home is undoubtedly the extensive open-plan kitchen, dining and family space. The contemporary kitchen is fitted with an excellent range of sleek units and quartz worktops, together with a built-in oven, separate combination oven, ceramic hob, integrated fridge/freezer, dishwasher and washing machine. There is also a water softener and a curved breakfast bar providing additional seating and workspace. The kitchen opens naturally into a generous dining and family area, creating an excellent setting for both everyday family life and entertaining. This superb open-plan space also includes an additional area overlooking the garden, offering excellent potential as a study or home office. Multiple windows provide plenty of natural light, while doors lead to the rear garden and the ground-floor WC. Positioned at the front of the house, the separate living room measures approximately 17'3" x 12' and features a wide window and fireplace, providing a comfortable room in which to relax. The ground floor also includes useful built-in storage. An attractive oak and glass staircase rises to the first floor, where the spacious landing leads to four bedrooms. The principal bedroom is an outstanding size, measuring approximately 15'2" x 14'6" and benefiting from its own en-suite shower room. Two further bedrooms are comfortable doubles, while the fourth would make an ideal child's room, nursery or additional study. A family shower room completes the first-floor accommodation.

Outside

Outside, the property is set back behind a neatly arranged front garden, with a driveway providing off-road parking and access to the integral garage. Gated side access leads to the attractive, enclosed and level rear garden, which has been lovingly maintained and includes a lawn, established planting, paved seating areas, a timber shed and a raised covered seating area—creating an inviting setting for relaxing or entertaining.

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 speed up to 80mbps and upload up to 20mbps (Source Ofcom). Mobile coverage, O2, EE good and Three all good outdoors and variable in home, Vodafone has good outdoor coverage (Source Ofcom).





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- Rarely available detached family home
- Approx. 1,758 sq ft including garage
- Four bedrooms

- Two shower rooms
- Superb open-plan kitchen/dining/family room
- Quartz worktops and integrated appliances

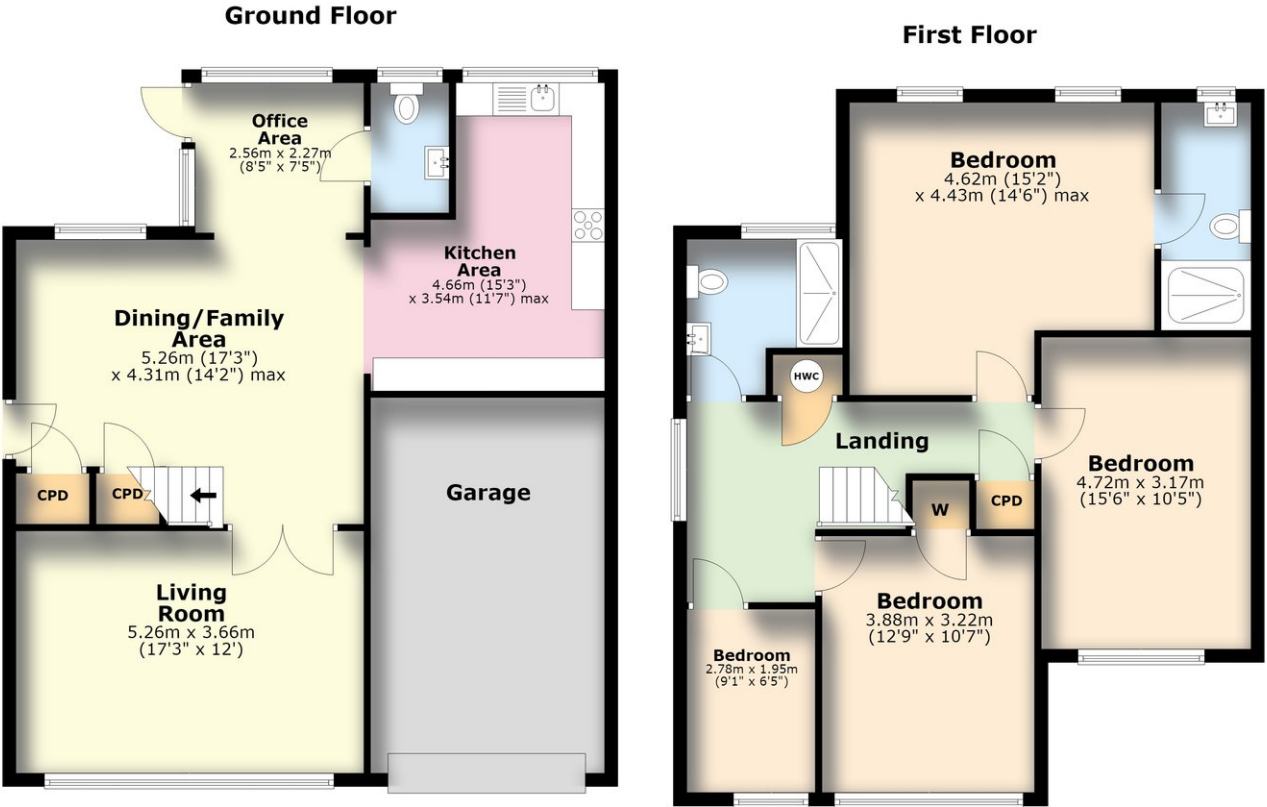
- Separate 17'3" living room
- Driveway and integral garage
- Attractive, enclosed level rear garden





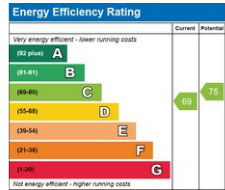
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Floor Plan



Total area: approx. 163.4 sq. metres (1758.6 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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