



Hizzy

17 Little Hill, Great Bricett, IP7 7DF

£335,000

About the property

Thoughtfully extended to the side and rear, this impressive three-bedroom semi-detached home has been transformed to create a superb family property centred around an outstanding open-plan kitchen, dining and family room. Occupying a generous plot with a rear garden approaching 100ft, detached garage and extensive driveway parking, the property offers spacious modern living, with some cosmetic finishing touches remaining internally and further finishing and landscaping required to the outside areas.

The welcoming entrance hall leads through to a comfortable living room, whilst the heart of the home is undoubtedly the stunning 26ft kitchen, dining and family room. Designed with entertaining and family life in mind, it features a substantial central island with breakfast bar, integrated appliances, utility room and wide bi-folding doors opening onto the rear garden, creating a fantastic indoor-outdoor living space. A contemporary ground floor shower room completes the downstairs accommodation.

Upstairs are three well-proportioned bedrooms, including two generous doubles, all served by a stylish family bathroom featuring a striking freestanding deep soaking bath, creating the perfect place to relax and unwind.

Outside

Outside, the rear garden extends to approximately 100ft, providing an excellent blank canvas for landscaping, entertaining or family enjoyment. A detached garage and extensive driveway offer parking for numerous vehicles, while the rear enjoys attractive countryside views. Please note: The grass has been digitally enhanced for marketing purposes.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "B" council tax rating with the local authority being Mid Suffolk District Councils. Broadband download speed available up to 80 mbps and upload speed up to 20 mbps (Source Ofcom). Mobile coverage, O2 and Three good outdoors with Vodafone and EE variable outdoors (Source Ofcom).



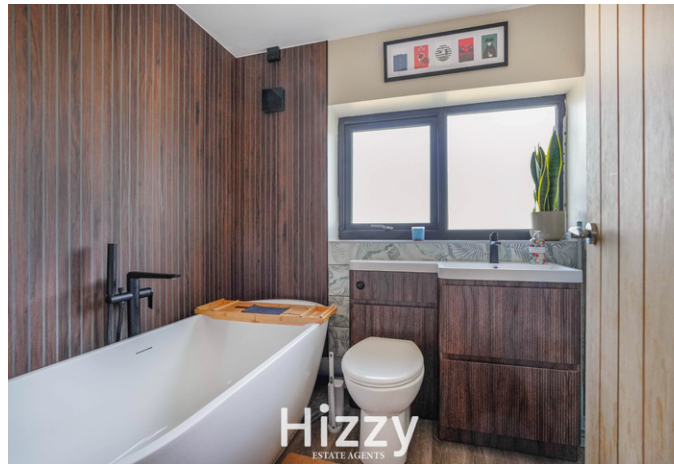


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- Stunning 26ft open-plan kitchen/dining/family room
- Extended to the side and rear
- Some finishing required internally and to the garden

- Freestanding deep soaking bath
- Three well-proportioned bedrooms
- Ground floor shower room

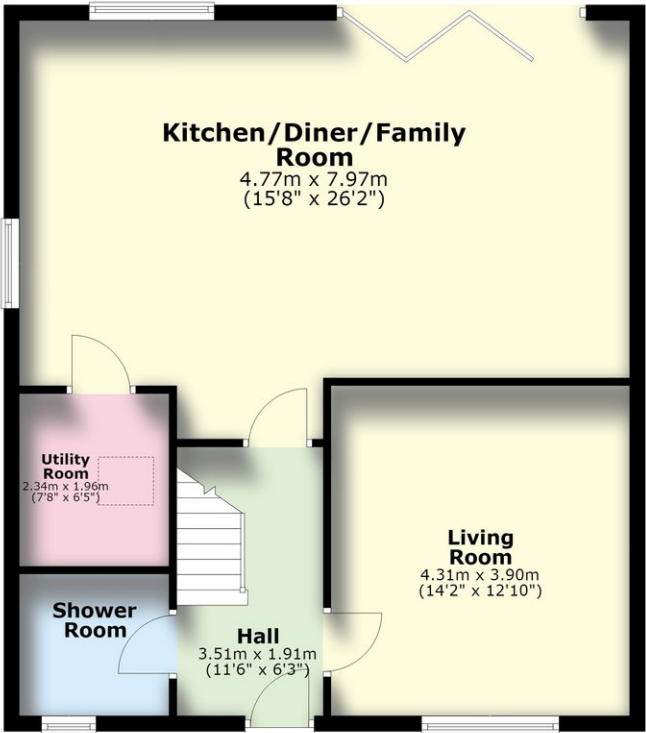
- Rear garden approaching 100ft
- Detached garage
- Extensive driveway parking



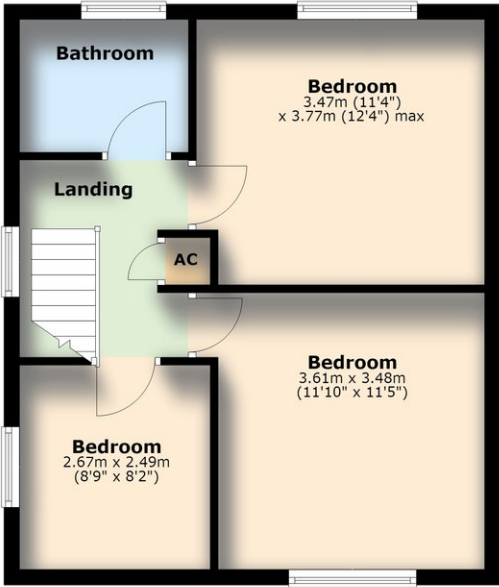


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Ground Floor



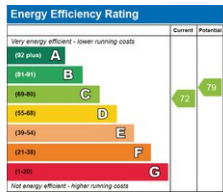
First Floor



Total area: approx. 116.0 sq. metres (1249.1 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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