

Bramble Road, Daws Heath, Thundersley, SS7 2UX



GUIDE PRICE £900,000 - £950,000

WILLIAMS & DONOVAN - situated in an idyllic semi-rural location in the heart of Daws Heath, is this substantial four/five bedroom detached bungalow, situated on a secluded South backing plot measuring approx. 1.25 acres. The property offers huge accommodation and lends itself to further enhancement, subject to usual planning consents. The property is within a short drive of Hadleigh shopping facilities and close to woodlands. Our ref: 10863

Directions: From Victoria House roundabout, take the A13 towards Southend. Go through Hadleigh one way system. Turn left at the traffic lights by Hadleigh Church into Rectory Road. Continue across the traffic lights into Daws Heath Road and past John Burrows park. Continue across the mini roundabout, and take the 2nd right remaining on Daws Heath Road. At the T-junction, turn right into Bramble Road. Continue for a little way, the property can be found immediately after the field on the right hand side.



Tel: 01268 755252 www.williamsanddonovan.com

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Accommodation comprises:

Entrance via entrance door to:

RECEPTION HALL 21' 3" x 14' 3" (6.48m x 4.34m)

Window to side. Radiator. Access to loft. Large airing cupboard. Doors to:

BEDROOM ONE 15' 10" x 11' 6" (4.83m x 3.51m)

Two windows to front elevation. Window to side. Built in wardrobe units.



ENSUITE

Window to side. Three piece suite comprising low flush w/c, pedestal mounted wash hand basin and walk in shower cubicle. Radiator. Part tiled walls.

BEDROOM TWO 11' 6" x 11' 2" (3.51m x 3.4m)

Window to front. Built in wardrobe units and dressing table. Radiator.



BEDROOM THREE 11' 5" x 11' (3.48m x 3.35m)

Window to rear. Radiator.

BATHROOM

Obscure glazed window to side. Three piece suite comprising panelled bath; wash hand basin and walk in shower cubicle. Access to loft. Tiled with complementary ceramics.

SEPARATE W/C

Obscure glazed window to side. Low flush w/c. Wash hand basin. Tiled splash back.

LOUNGE 19' 7" x 15' (5.97m x 4.57m)

Window to front elevation. Double glazed doors with fabulous views over REAR GARDEN. Built in fireplace. Display mantel and display shelving to either side. Radiator.



SEPARATE DINING ROOM 14' x 10' 8" (4.27m x 3.25m)

Window to rear elevation with delightful views over REAR GARDEN. Radiator.



KITCHEN 13' 8" x 9' (4.17m x 2.74m)

Window to rear with views over the REAR GARDEN. Window to side. Glazed door to side. Laminated roll top working surfaces. Comprehensive range of base and eye level units. Built in 4 ring electric hob. Built in oven. Space for fridge. Breakfast bar. Door to:

CONSERVATORY 13' 1" x 9' 2" (3.99m x 2.79m)

Glazed door to GARDENS. Tiled floor. Door to UTILITY ROOM.

UTILITY ROOM 13' x 4' 2" (3.96m x 1.27m)

Glazed door to INNER COURTYARD. Space and plumbing for washing machine. Floor standing boiler.

ANNEXE ACCOMMODATION:

BEDROOM FOUR 14' x 13' 4" (4.27m x 4.06m)

Obscure glazed window to side. Windows to both flanks. Numerous built in wardrobes. Radiator.

ENSUITE

Obscure double glazed window to side. Three piece suite comprising low level flush w/c; wash hand basin and shower. Tiled floor.

BEDROOM FIVE/STUDY 11' x 8' 1" (3.35m x 2.46m)

Window to rear with fabulous views. Window to side. Radiator.

EXTERIOR:

The **FRONT** of the property has a driveway providing off street parking for numerous vehicles and access to large **GARAGE**. Shingle driveway with double gates to side providing vehicular access to **REAR GARDEN**.

The formal **SECLUDED SOUTH BACKING REAR GARDEN** commences with immediate concrete patio. Laid to lawn. Abundance of flower and shrub borders. Pathways to:

BARN/WORKSHOP 20' x 19' 9" (6.1m x 6.02m)

GARDEN

Meadow area with an abundance of established orchard trees and shrubs. Shed to remain. Two greenhouses to remain. Surrounded by open countryside. The overall plot size is 1.25 acres.



Agent's Note:

The owners are prepared to sell the property without the bottom meadow and barn, which is approx. 100' deep.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.