

Broomfield, Hadleigh, SS7 2ST



GUIDE PRICE - £410,000

WILLIAMS & DONOVAN - a three bedroom semi-detached bungalow, situated in a sought after Hadleigh location with the benefit of a separate one bed ANNEX, which includes own lounge, kitchen, bedroom and shower room. The property itself benefits from having en-suite to bedroom one and South backing rear garden measuring approx. 50'.

EPC rating - C. Our ref: 11527

Directions: From Victoria House roundabout, take the A13 towards Southend. At the traffic lights, turn left into New Road and continue to the traffic lights by John Burrows recreation ground. Turn left at the lights onto Rectory Road and continue forward into Daws Heath Road. At the mini roundabout, turn left into Broomfield, where the property can be found on the left hand side, just opposite the turning for Westwood Gardens.



Tel: 01268 755252

www.williamsanddonovan.com



Broomfield, Hadleigh, SS7 2ST

Accommodation comprises:

Entrance via obscure double glazed entrance door to:

ENTRANCE HALL

Radiator. Laminated flooring. Doors to:

BEDROOM ONE 12' 8" x 10' 10" (3.86m x 3.3m)

Double glazed window to front elevation. Laminated flooring. Radiator.



EN-SUITE

Three piece suite comprising separate tiled shower cubicle, wash hand basin with mixer tap and low flush w/c. Inset lighting. Extractor fan. Tiled floor. Heated towel rail.

KITCHEN/BREAKFAST ROOM 15' x 11' 1" (4.57m x 3.38m)

Double glazed window to front elevation. Double glazed door to side providing access to REAR GARDEN. Inset lighting. Extensive wood working surfaces. Comprehensive range of base and eye level units. Inset 5 ring gas hob with extractor fan above. Separate double oven. Inset microwave. Integrated fridge/freezer. Integrated dishwasher. Wine cooler. Inset sink unit with mixer tap. Under floor heating. Large breakfast bar.



UTILITY CUPBOARD

With tiled floor. Inset lighting. Space for tumble drier. Space and plumbing for washing machine.

LOUNGE 14' 9" x 11' 1" (4.5m x 3.38m)

Double glazed double opening doors to REAR GARDEN. Two double glazed windows to rear. Feature fireplace with electric fire inset. Radiator. Laminated flooring.

BEDROOM TWO 11' x 10' 8" (3.35m x 3.25m)

Double glazed window. to front. Coved ceiling. Radiator.



BEDROOM THREE 12' 9" x 7' 10" (3.89m x 2.39m)

Double glazed window to side. Laminated flooring. Walk in wardrobe.



BATHROOM

Four piece suite comprising separate tiled shower cubicle, pedestal mounted wash hand basin with tiled splash back, twin grip panelled bath and low flush w/c. Extractor fan. Heated towel rail. Tiled floor.

ANNEX ACCOMODATION

Accessed from the HALL to:

KITCHEN 10' x 8' 4" (3.05m x 2.54m)

Double glazed window to side. Inset lighting. Wood working surfaces. Base and eye level units. Inset sink unit with mixer tap. Built in double oven. Inset 4 ring electric hob. Tiled surround to all working surfaces. Built in dishwasher. Nest of drawers. Under floor heating. Door to:



LOUNGE 14' 1" x 13' 1" (4.29m x 3.99m)

Double glazed double opening doors to REAR GARDEN. Feature electric fire. Radiator. Doors to:



SHOWER ROOM

Obscure double glazed window to side. Three piece white suite comprising separate corner shower cubicle, low flush w/c and wash hand basin with tiled splash back. Inset lighting. Heated towel rail. Extractor fan. Under floor heating.

BEDROOM 13' 8" x 10' 1" (4.17m x 3.07m)

Double glazed window to rear. Double glazed window to side. Radiator. Built in wardrobe units.



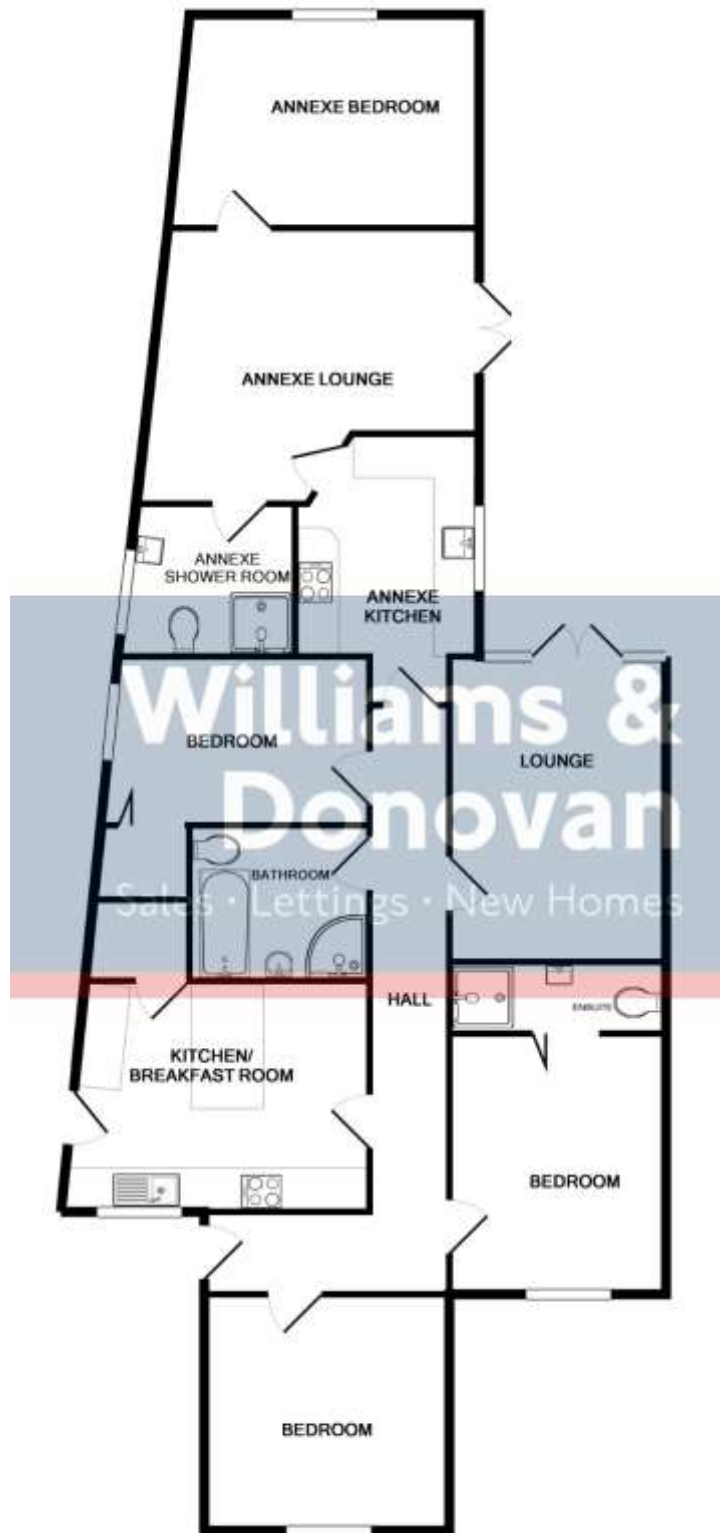
EXTERIOR:

To the **FRONT** of the property, off street parking is provided for numerous vehicles.

The **SOUTH BACKING REAR GARDEN** measures approx. 50' and commences with immediate paved patio. Heart shaped lawn with edging. Flower and shrub borders. Greenhouse and shed to remain. Side access to **FRONT**. Exterior lighting. Outside tap.



Agent's Note: This property has solar panels to the roof.



TOTAL APPROX. FLOOR AREA 1470 SQ.FT. (136.6 SQ.M.)
 Made with Metropix ©2017

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.