

**HADLEIGH \ £375,000**

Woodfield Road, Hadleigh, Essex SS7 2EH



**Offering excellent versatile accommodation with three first floor bedrooms and bathroom, while to the ground floor reception spaces in the form of kitchen/diner, lounge and play room/dining room together with a wet room. Also having a double detached garage with vehicular access and a large west backing rear garden, this home must be viewed.**

Within striking distance of Leigh-on-Sea and Hadleigh with many fine features throughout a deceptively large home having undergone many improvements on a large plot.

**Call 01702 555888 to find out more...**

Quote Ref: EAH4804

Nº of bedrooms

**3**

Style of property

**Detached House**

Parking

**Double Garage & Off Street Parking**

Garden

**Large Rear Garden**

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- Commercial
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## Accommodation \

**A Spacious Detached Property On A Large Plot With Detached Double Garage In This Highly Regarded Area, On The Leigh & Hadleigh Borders \ Kitchen/Diner 21'3 x 8'2 \ Lounge 13'2 x 12'6 \ Play Room/Dining Room 10'1 x 9'3 \ Conservatory 15'4 x 11'11 \ Ground Floor Wet Room \ Utility Room \ Bedroom One 13'11 x 10'0 \ Bedroom Two 11'4 x 10'7 \ Bedroom Three 10'7 x 10'1 \ Three Piece Bathroom Suite \ Detached Double Garage \ EPC Band E \**

## Accommodation Comprises \

uPVC obscure double glazed lead light entrance door opening to:

### Entrance Hall \

Spacious entrance hall extending to form an under stairs storage area ideal for clothes storage and shelving, carpeted stairs rising to first floor with wrought iron balustrade and timber hand rail, double radiator, laminate flooring, doors to accommodation off.

### Kitchen/Diner 21'3 x 8'2 (6.48m x 2.49m) \

An excellent size reception room incorporating the kitchen being dual aspect having uPVC double glazed windows to both front and side elevations. The kitchen accessed immediately from the entrance hall comprises range of attractive cream gloss base and eye level units, roll edge work surfaces with stainless steel sink and drainer unit, space for range cooker, attractive tiled walls, tiled effect vinyl flooring, double radiator, smooth plastered ceiling with inset spot lights, space for freestanding American style fridge/freezer. Towards the rear of the room is a handy recess larder cupboard with matching doors, double doors to utility space. The dining area is towards the front of the room currently accommodating a table with seating for six, continuation of flooring, smooth plastered ceiling with inset spot lights, double radiator, sliding solid wood obscure glazed panelled door providing access to:





### Lounge 13'2 x 12'6 (4.01m x 3.81m) \

Can also be accessed immediately from the entrance hall a good size reception room of ideal proportions situated at the front of the property being attractively decorated having fitted carpet, smooth plastered and coved ceiling, television point for wall mounted flatscreen tv, marble fireplace with matching hearth and coal effect gas fire, handy recess for music systems and other electrical paraphernalia, uPVC double glazed windows to front and side, wall light points, double radiators.



### Play Room/Dining Room 10'1 x 9'3 (3.07m x 2.82m) \

A handy room situated towards the rear of the property which could be used for a variety of purposes currently being utilised as a play room. The room has fitted carpet, double radiator, the majority of the rear elevation being made up of double glazed sliding patio doors overlooking and providing access to conservatory.



### Conservatory 15'4 x 11'11 (4.67m x 3.63m) \

An excellent addition to the property is this substantial conservatory the majority of which is brick built to approx waist height having double glazed windows to side and rear elevations, ceramic floor tiles, double radiators, power points, double glazed sliding patio doors overlooking and providing access to rear garden.



### Ground Floor Wet Room \

With twin double glazed obscured windows to rear aspect, fully tiled suite with soakaway flooring with corner shower area, pedestal wash hand unit with useful storage cupboard beneath and push button WC, tiled flooring, radiator, suspended illuminated ceiling.

### Utility Room \

A handy space currently being used for washing machine and tumble dryer with recently installed boiler behind, continuation of tiled effect vinyl flooring, smooth plastered ceiling, uPVC obscure double glazed panelled door providing access to the side of the property.



### Landing \

Carpeted stairs rising to first floor landing having continuation of fitted carpet, smooth plastered and coved ceiling, freshly decorated, doors to accommodation off.

### **Bedroom One 13'11 x 10'0 (4.24m x 3.05m) \**

Good size main bedroom situated at the rear of the property having uPVC double glazed window to rear, fitted carpet, double radiator, smooth plastered and covered ceiling, television point for wall mounted flatscreen tv, door providing access to storage area.



### **Bedroom Two 11'4 x 10'7 (3.45m x 3.23m) \**

Excellent size second bedroom situated at the front of the property having uPVC double glazed window to front, fitted carpet, double radiator, smooth plastered ceiling, recessed wardrobes, further eaves storage cupboards with open eaves area forming further storage/display area if desired.



### **Bedroom Three 10'7 x 10'1 (3.23m x 3.07m) \**

Good size third bedroom, currently there are mirror fronted sliding wardrobes to one elevation which are approx 3ft deep which have been included in the dimensions. The room is well decorated having fitted carpet, smooth plastered and covered ceiling, uPVC double glazed window to rear. The room was formerly being used as a dressing room so there are currently double doors providing access to and from bedroom one and two but which could easily be blocked up to form a separate bedroom.



### **Bathroom \**

Good quality three piece suite comprising panelled Jacuzzi bath with surface mounted mixer taps and separate swan neck tap, concealed cistern WC with display shelf above and matching surface mounted ceramic sink unit with cupboard below, half tiled walls with mosaic dado splitter, attractive vinyl flooring, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spot lights, extractor fan.



### **Outside \**

The property benefits from a large rear garden with a paved patio to the immediate rear with exterior flood light, raised small pond with raised shrubbery surround, retaining brick wall. The remainder of the rear garden is mainly laid to lawn well stocked with a range flower, shrub, herbaceous evergreen borders, with a further patio to the extreme rear currently housing a small shed/summer house, long crazy paved independent driveway with further off street parking for three to four vehicles leading to:



## Detached Double Garage \

To the extreme rear of the garden with twin up and over doors (requiring work).

## Front Garden \

Mainly crazy paved with flower, shrub and herbaceous borders, central circular flower bed with retaining brick wall and with further independent crazy paved driveway offering further off street parking for two to three vehicles, leading to double wooden gates which in turn lead to the driveway through to large detached double garage in rear garden.







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