

Daws Heath, HADLEIGH \ £395,000
 Western Road, Daws Heath, Hadleigh, Essex SS7 2TN



An exceptional extended three bedroom detached house with a superb landscaped rear garden, plenty of off street parking and a garage all of which is in superb condition throughout having undergone considerable recent improvement. Being situated in the desirable 'Daws Heath' viewing is highly recommended.

Having a recently installed kitchen/breakfast room, a lounge/diner and a study, together with three bedrooms and a superb bathroom this west backing detached home provides deceptively large accommodation the nature of which are rarely available. This is a fine home, in an excellent location with many attractive features.

Call 01702 555888 to find out more...

Quote Ref: EAH4812

Nº of bedrooms	3
Style of property	Detached House
Parking	Garage & Off Street Parking
Garden	Landscaped West Backing 60ft Rear Garden

- Residential
- Commercial
- Lettings
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**A Superb West Backing Detached House On The Ever Popular 'Daws Heath' Which Has Been Extended To The Rear Providing Excellent Reception Spaces & Much More / Ground Floor Cloakroom \ Kitchen/Breakfast Room 15'1 x 11'10 max \ L-Shaped Open Plan Lounge/Diner 23'0 x 18'5 \ Study Area 9'9 x 7'2 \ Bedroom One 18'4 x 9'11 \ Bedroom Two 10'9 x 9'7 plus door recess \ Bedroom Three 8'6 x 7'8 \ Recently Installed Vaillant Boiler \ Re-Plastered & Decorated \ Recently Installed Kitchen \ Superb Four Piece Bathroom Suite \ Landscaped West Backing 60ft Rear Garden \ Garage & Off Street Parking \ Rare Opportunity \ Must Be Viewed \ EPC Band C **

Accommodation Comprises \

uPVC obscure double glazed lead light panelled entrance door opening to:

**Entrance Hall **

Spacious attractively decorated entrance hall commencing with fitted welcome mat, the area has fitted carpet with carpeted stairs leading to first floor with timber balustrade and handrail, double radiator, smooth plastered ceiling, under stairs storage cupboard, uPVC double glazed window to side with further obscure glazed panels to front, doors to accommodation off.



**Ground Floor Cloakroom **

Well decorated room comprising low level WC, wall hung wash basin with white high gloss unit below and chrome monoblock mixer tap, smooth plastered ceiling with inset spot lights, extractor, obscure glazed windows to front, chrome heated ladder style towel radiator, tiled effect flooring.



**Kitchen/Breakfast Room 15'1 x 11'10 max (4.59m x 3.60m) **

An excellent recently installed kitchen comprising reception space. The kitchen comprises a comprehensive range of attractive white high gloss units with chrome handles and soft close hinges, granite effect roll edge work surface with five ring Bosch brushed steel gas hob with brushed steel back plate and chimney style extractor above, one and a half bowl stainless steel sink and drainer unit, Bosch integrated brushed steel electric ovens, integrated fridge and freezer, smooth plastered ceiling with inset spot lights, uPVC double glazed window to side, roll edge work surface forming peninsula unit with plumbing for washing machine under, solid wood glazed door to side, serving hatch through to dining room. The remainder of the room forms an 'L' which



currently accommodates a dining table with seating for six diners, continuation of tiled effect vinyl flooring, double radiator, smooth plastered ceiling with inset spot lights, all of which is attractively decorated.

**L-Shaped Open Plan Lounge/Diner 23'0 x 18'5 (7.01m x 5.61m) **

A lovely L-shaped reception space towards the rear of the property all of which is attractively decorated, to one side of the room is a dining area easily accommodating a dining table with seating for six having fitted carpet, double radiator, smooth plastered ceiling. Towards the rear elevation is open plan to the main lounge having continuation of fitted carpet, brick fireplace with attractive gas burner and timber mantle and brick hearth, smooth plastered ceiling, television point. The majority of the rear elevation being made up of uPVC double glazed French doors overlooking and providing access to west backing landscaped rear garden, while to the side elevation is open plan to study area.

**Study Area 9'9 x 7'2 (2.97m x 2.18m) **

A handy additional reception space which could be used for a variety of purposes whether it be a computer room, study or play room. Having continuation of fitted carpet, smooth plastered ceiling, double radiator, uPVC double glazed windows to rear with attractive view over west backing landscaped rear garden, currently having shelving to one wall for books, CDs and alike.

**Landing **

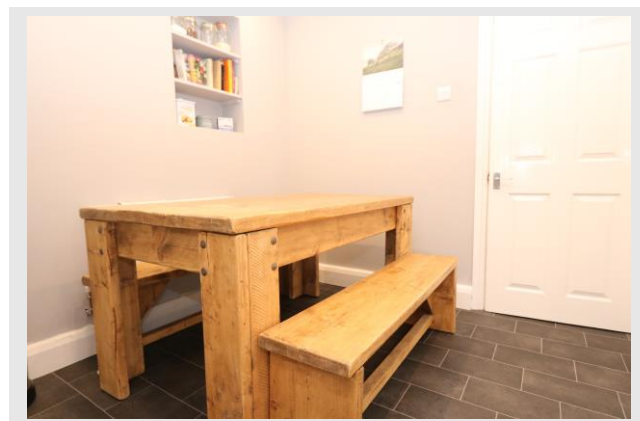
Carpeted stairs to first floor landing having continuation of fitted carpet, loft access hatch, smooth plastered ceiling, uPVC double glazed window to side, doors to accommodation off.

**Bedroom One 18'4 x 9'11 (5.58m x 3.02m) **

An excellent main bedroom situated at the front of the property across the entire elevation having range of fitted wardrobes to either end providing excellent clothes storage facilities with display shelving and similar adjacent. The room is attractively decorated having fitted carpet, double radiators, uPVC double glazed windows to front, smooth plastered ceiling.

**Bedroom Two 10'9 x 9'7 plus door recess (3.27m x 2.92m) **

Good size second bedroom situated at the rear of the property thus having an attractive view over landscaped rear garden to the west. The room is attractively decorated having fitted carpet, double radiator, smooth plastered ceiling.



Bedroom Three 8'6 x 7'8 (2.59m x 2.33m) \

Ample third bedroom situated at the rear of the property having views to the west over landscaped rear garden from uPVC double glazed window to rear, fitted carpet, double radiator. Currently used as a study.



Bathroom \

An excellent recently installed four piece suite comprising large shower cubicle with attractive contrasting fully tiled walls with chrome mixer tap and surface mounted drench style shower head, smooth plastered ceiling with spotlighting above, attractive glass sliding doors and LED spot lighting to plinth. The room continues to form the main bathroom area having panelled bath to far rear with tiled surround with mixer tap and shower attachment, low level WC, pedestal wash basin with matching splash tiles, to the side are attractive display shelves with LED spot lighting, shaver point, ceramic floor tiles, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spot light, chrome heated ladder style towel radiator.



Rear Garden \

The property benefits from an excellent west backing rear garden measuring approx 60ft commencing with attractive paving forming excellent outside dining facility immediately adjoining the property with flower bed adjacent laid to bark chippings. The majority of the rear garden is laid to established lawn with flower beds to either side, pond towards the rear and concrete base for shed if so desired. Currently there is a timber shed already adjacent while to the far rear is a further garden area separated by small picket fence, greenhouse, screen panel fencing.

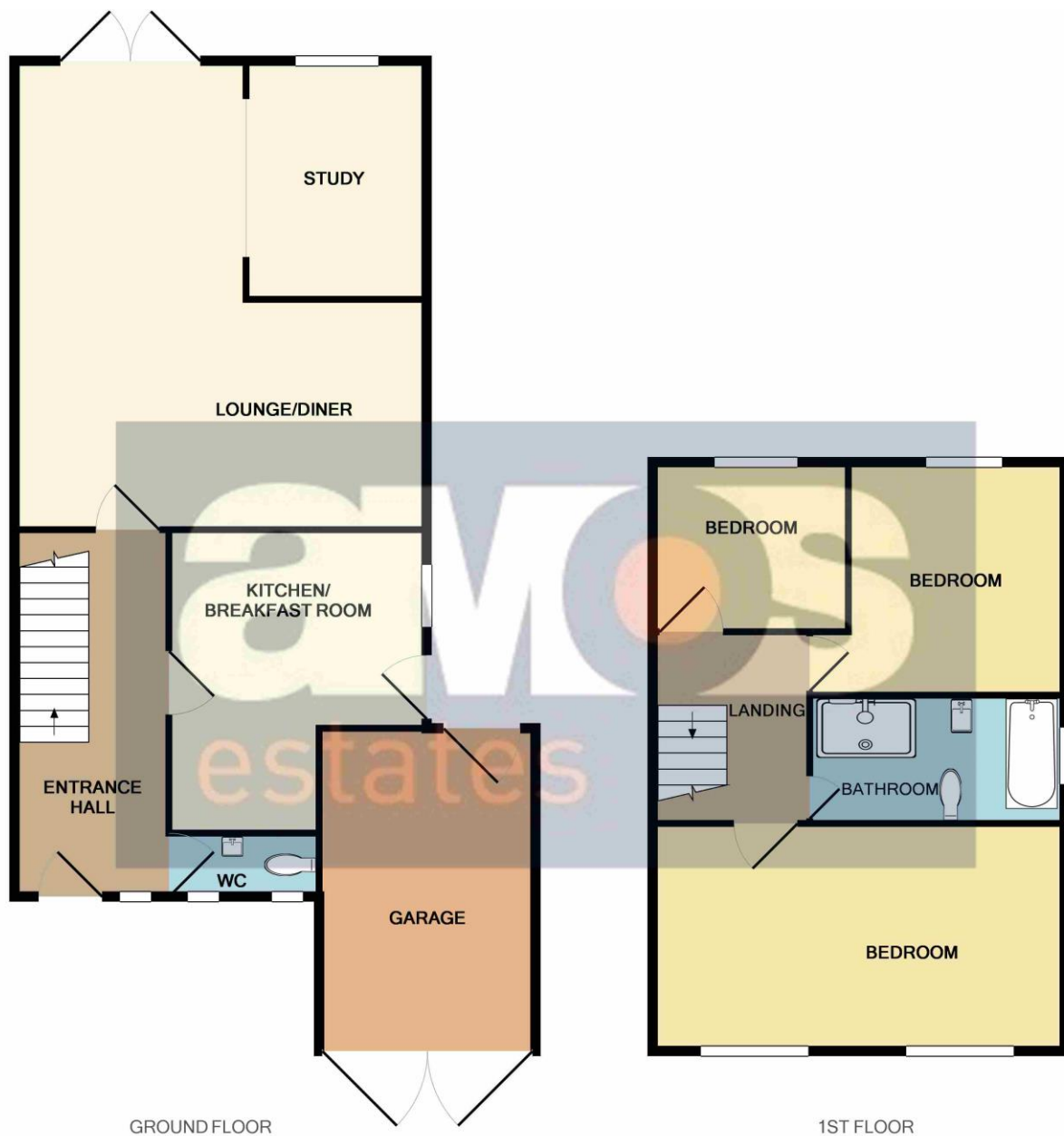


Garage 16'4 x 8'3 (4.97m x 2.51m) \

With power and light connected, door from rear garden and further double doors to front.







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