

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oak Road South, Hadleigh, SS7 2BB



Offers in Excess of £450,000

This lovely Edwardian three bedroom detached property is situated in the heart of Hadleigh Town Centre, with the multitude of shops, cafés and restaurants on offer, and within walking distance of local schools, Hadleigh Castle and Country Park. The property benefits from having a spacious lounge/diner with log burner; 11' 2" kitchen with separate utility/cloakroom; modern bathroom suite; garage with off street parking and a mature 125' approx. South East backing rear garden.
EPC rating - D. Our rating - 16216

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Oak Road South, Hadleigh, Essex, SS7 2BB

Entrance via double glazed door to:

PORCH Double glazed door to:

LOUNGE/DINER 23' 3" x 13' 8" reducing to 12' (7.09m x 4.17m > 3.66m) Coved and skimmed ceiling. Two double glazed bay windows, with fitted shutters, to front aspect. Further obscure double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION. Log burner. Storage cupboard. Two radiators. Door to:



KITCHEN 11' 2" x 11' 1" (3.4m x 3.38m) Coved and skimmed ceiling with inset spotlights. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in double oven. Integrated dishwasher. Space for American style fridge/freezer. Radiator. Laminate flooring. Door to:



HALLWAY Double glazed door providing access to REAR GARDEN. Door to:

UTILITY/CLOAKROOM 7' 2" x 4' 7" (2.18m x 1.4m) Coved and skimmed ceiling. Two obscure double glazed windows to side and rear aspects. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Space for washing machine.



FIRST FLOOR LANDING Double glazed window to rear aspect. Doors to:

BEDROOM ONE 12' x 10' (3.66m x 3.05m) Coved and skimmed ceiling. Double glazed windows, with fitted shutters, to front and rear aspects. Radiator.



BEDROOM TWO 9' 1" x 8' 7" (2.77m x 2.62m) Coved and skimmed ceiling. Double glazed window, with fitted shutter, to front aspect. Loft access. Fitted wardrobes.



BEDROOM THREE 11' 1" x 5' 10" (3.38m x 1.78m) Skimmed ceiling. Double glazed windows to side and rear aspects.

FAMILY BATHROOM 8' x 5' (2.44m x 1.52m) Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and P-shaped bath with chrome mixer tap and chrome shower attachment. Chrome heated towel rail. Extractor fan. Part tiled walls. Tiled floor.

OUTSIDE OF PROPERTY: To the FRONT of the property is a garden with walled boundaries and pathway to front door. Block paved driveway to side providing off street parking for one vehicle and with potential access to further parking and GARAGE.

The **REAR GARDEN** is South-East backing and measures approx. 125'. Commencing with large paved patio and access to GARAGE. Further patio to side. Mostly laid to lawn with various mature trees, including apple, pear and plum trees. Gated side access.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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