

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kiln Road, Thundersley, SS7 1SJ



Guide Price £600,000 - £625,000

Situated at the entrance to the desirable Ashcroft Place development, and having originally been the show home for this Redrow built development, this spacious four bedroom detached house sits in a prominent position within easy reach of The King John School, SEEVIC college and a short car drive to Hadleigh Town Centre. The property benefits from having a kitchen/family room measuring 27' 7"; separate lounge; utility; office; four double bedrooms with ensuite to bedroom one; 40' rear garden with outbuilding suitable as a home therapy room and off street parking for two vehicles to the rear.

EPC rating - B. Our ref: 16311

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Accommodation comprises: Entrance via composite door to:

HALLWAY Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Tiled floor. Doors to:



GROUND FLOOR CLOAKROOM Skimmed ceiling. Two piece suite comprising close coupled w/c and pedestal mounted hands wash basin. Radiator. Tiled floor.

OFFICE 7' x 6' 2" (2.13m x 1.88m) Skimmed ceiling. Double glazed window to front aspect. Fitted with a desk and storage units. Radiator. Tiled floor.



LOUNGE 17' 9" x 12' 1" (5.41m x 3.68m) Skimmed ceiling. Double glazed bay window to front aspect. Two radiators. Laminate flooring.



KITCHEN/FAMILY ROOM 27' 7" x 12' 6" narrowing to 8' 4" (8.41m x 3.81m > 2.54m) Skimmed ceiling. Double glazed windows to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Range of base and eye level units with solid granite working surfaces. Inset one and a half bowl sink drainer. Inset 6 ring gas hob with extractor fan above and double electric oven under. Integrated dishwasher. Integrated fridge/freezer. Three radiators. Tiled floor. Access to understairs storage cupboard. Door to:



UTILITY ROOM 6' 2" x 5' 4" (1.88m x 1.63m) Skimmed ceiling. Composite door to side aspect, providing access to REAR GARDEN. Range of base and eye level units with solid granite working surfaces. Space for washing machine. Space for tumble dryer. Concealed wall mounted combi boiler. Tiled floor.

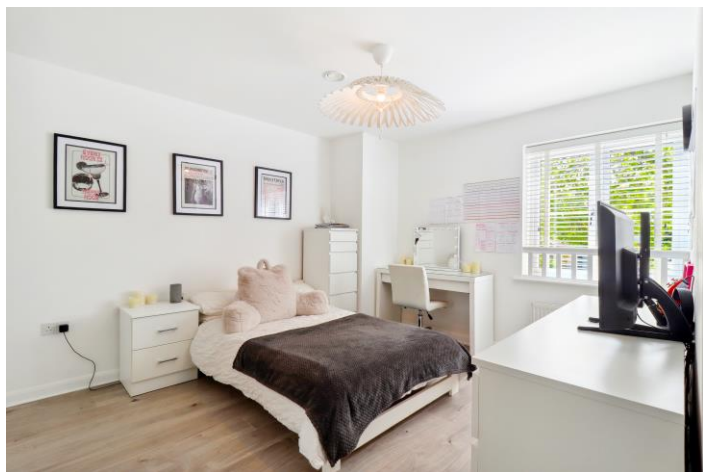
FIRST FLOOR LANDING Skimmed ceiling. Loft access with drop ladder. Built in double storage cupboard housing hot water cylinder. Radiator. Doors to:

BEDROOM ONE 12' 8" x 11' 8" (3.86m x 3.56m) Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes with sliding mirrored doors. Radiator. Laminate flooring. Door to:



EN SUITE 7' 5" x 4' 7" (2.26m x 1.4m) Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and double shower cubicle with mixer shower. Heated towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 12' 5" x 12' 2" max. (3.78m x 3.71m) Skimmed ceiling. Double glazed window to front aspect. Built in wardrobes. Further built in storage cupboard. Radiator. Laminate flooring.



BEDROOM THREE 10' 4" x 8' 9" (3.15m x 2.67m) Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator. Laminate flooring.

BEDROOM FOUR 10' 1" x 9' 9" (3.07m x 2.97m) Skimmed ceiling. Double glazed window to rear aspect. Fitted wardrobes. Radiator. Laminate flooring.

FAMILY BATHROOM 7' x 5' 6" (2.13m x 1.68m) Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath. Heated towel rail. Part tiled walls. Laminate flooring.

OUTSIDE OF PROPERTY: To the **FRONT** of the property is a paved garden with shrub borders.

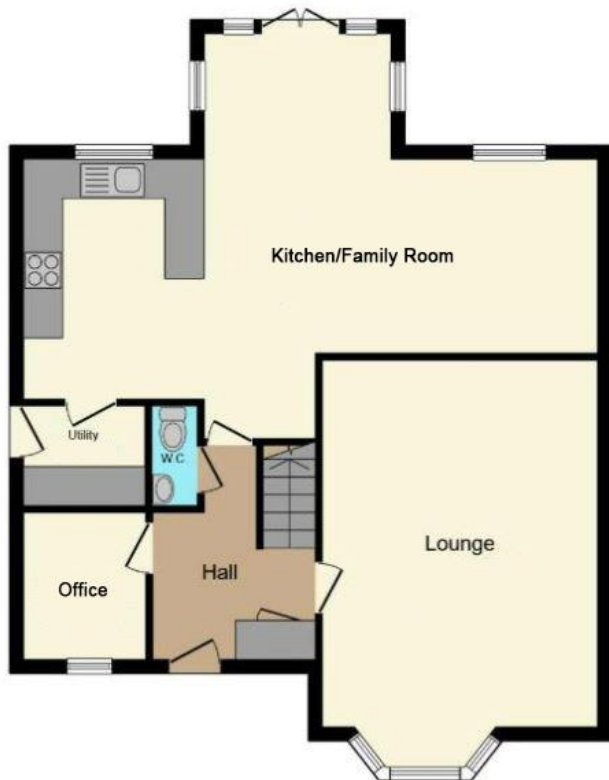
The **REAR GARDEN** measures 40' x 40' and commences with sheltered paved patio area leading to artificial lawn with a variety of trees, plants and shrub borders. Pond. Rear gate leading to **GARAGE** and parking area for two vehicles. Large storage shed to remain. Gated side access. Outside tap.



GARAGE STORAGE Partially converted. With electric roller shutter door. Power and lighting

THERAPY ROOM 10' 1" x 8' 9" (3.07m x 2.67m) Partial garage conversion. Double glazed window. Double glazed French style doors to **REAR GARDEN**. Power and lighting. Electric radiator. Laminate flooring.





Ground Floor



First Floor

Total floor area 148.8 m² (1,602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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