

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broomfield, Daws Heath, Hadleigh, SS7 2ST



GUIDE PRICE £400,000

Situated in a highly sought after Daws Heath location, approx. half a mile from Hadleigh town centre with its variety shops, cafés and restaurants, and easy reach of Hadleigh Castle and Country park, is this spacious two double bedroom semi-detached bungalow.

Offered for sale with NO ONWARD CHAIN, this well presented property benefits from having a 16' 1" lounge; separate dining room; conservatory; beautifully landscaped 85' rear garden and off street parking for two vehicles. EPC rating - D. Our ref: 16446

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Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Skimmed ceiling. Built in storage cupboard. Engineered oak flooring. Doors to:

LOUNGE 16' 1" x 14' 2" (4.9m x 4.32m)

Skimmed ceiling. UPVC double glazed window to front aspect. Feature brick built fireplace with wood burner, which is available under separate negotiation. Engineered oak flooring.



KITCHEN 10' 7" x 7' 4" (3.23m x 2.24m)

Skimmed ceiling. UPVC double glazed window to side aspect. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Space for Rangemaster gas cooker with extractor hood over. Part tiled walls. Tiled floor. Open plan to:

DINING ROOM 10' 7" x 8' 1" (3.23m x 2.46m)

Skimmed ceiling. UPVC patio doors to rear leading to CONSERVATORY. Radiator. Tiled floor.



CONSERVATORY 11' 5" x 9' 1" (3.48m x 2.77m)

Glass roofed uPVC double glazed conservatory. Obscure door to side providing access to GARAGE. French style doors to other side providing access to REAR GARDEN. Tiled floor.



BEDROOM ONE 12' 4" x 11' 2" (3.76m x 3.4m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Built in mirrored wardrobes. Radiator.



BEDROOM TWO 11' 3" x 10' 9" (3.43m x 3.28m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



SHOWER ROOM 8' 2" x 7' 1" (2.49m x 2.16m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled, dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle. Tiled walls. Chrome heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking for numerous vehicles. Lawn area with established flower beds and shrubs. Retaining brick wall to front boundary. Gated side access.

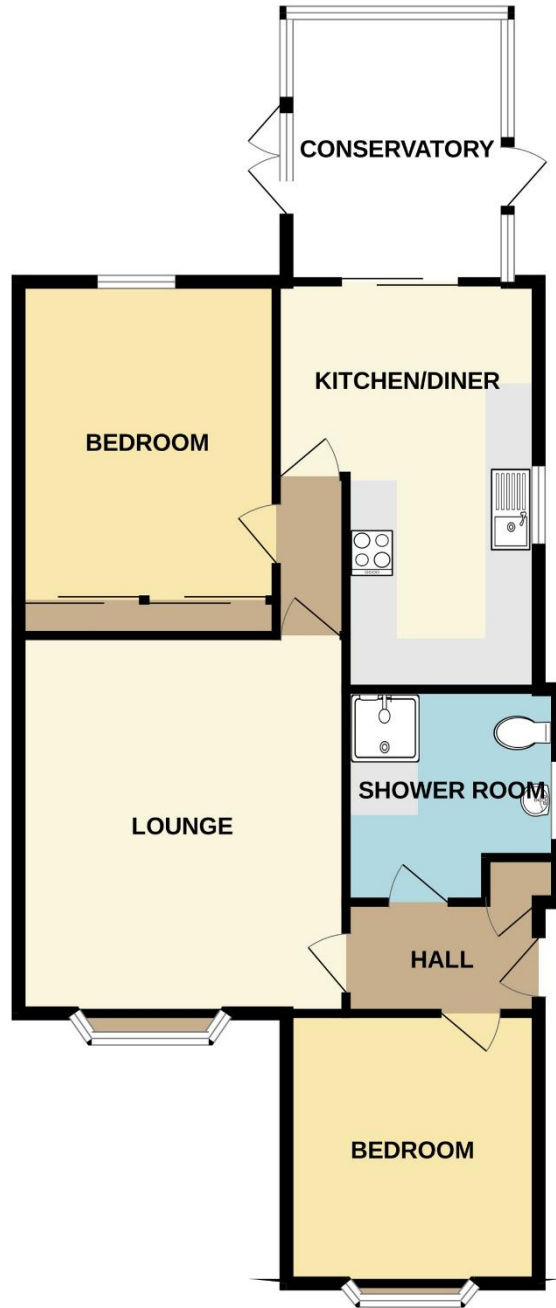
The **REAR GARDEN** measures approx. 85' and is beautifully landscaped. Commencing with paved patio leading to further crazy paved patio. Various flower beds with mature trees, flowers and shrubs. Gazebo covered area. Shed and greenhouse to remain. Fencing to all boundaries. Side gate to storage area in front of GARAGE.



GARAGE 20' 1" x 8' 1" (6.12m x 2.46m)

With up and over door. Door to REAR GARDEN. Power and lighting. Gated storage area to front.

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.
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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.