

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Homestead Gardens, Hadleigh, SS7 2AB



GUIDE PRICE £450,000 - £475,000

This charming three bedroom semi-detached chalet is situated in the heart of Hadleigh Town Centre, within short walking distance of local schools, numerous shops, cafés and restaurants and easy reach of Hadleigh Castle and Country Park. Having been built in the 1930s, this beautifully presented property has been lovingly updated to provide a cosy family home, featuring two reception rooms; bedroom one with ensuite and a Southerly backing rear garden in excess of 100'. EPC rating - D. Our ref: 16598

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Accommodation comprises:

Entrance via obscure double glazed door to:

HALLWAY

Coved ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard housing meters. Radiator. Doors to:

LOUNGE 17' 5" x 11' max. (5.31m x 3.35m)

Coved ceiling. Double glazed bay window to front aspect. Feature fireplace. Radiator. Wood effect flooring. Double opening doors to:

DINING ROOM 10' x 9' 6" (3.05m x 2.9m)

Coved ceiling. Double glazed French style doors leading to REAR GARDEN. Double glazed windows to rear aspect. Radiator. Wood effect flooring. Door to:



KITCHEN 10' 5" x 10' (3.18m x 3.05m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll top working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 5

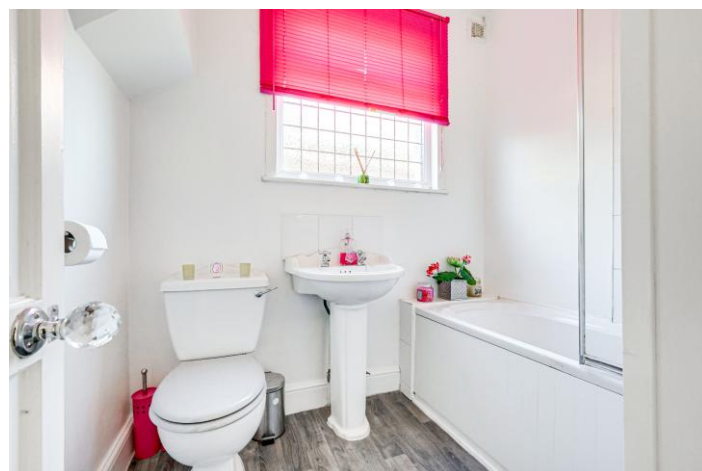
ring gas hob with extractor over and double oven under. Integrated fridge. Integrated dishwasher. Space and plumbing for washing machine. Wood effect flooring.

UTILITY ROOM

Obscure double glazed window to side aspect. Wall mounted boiler.

GROUND FLOOR BATHROOM 6' 10" x 6' (2.08m x 1.83m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with mixer shower over. Extractor fan.



FIRST FLOOR LANDING

Double glazed window to side aspect. Eaves storage cupboard. Doors to:

BEDROOM ONE 11' 8" x 11' 1" (3.56m x 3.38m)

Skimmed ceiling. Double glazed window to rear with views across the rear garden and towards Hadleigh Park. Fitted wardrobes. Radiator. Wood effect flooring. Door to:



JACK AND JILL ENSUITE 8' x 4' 2" (2.44m x 1.27m)

Skimmed ceiling. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and shower cubicle. Chrome towel rail. Door to eaves storage.

BEDROOM TWO 11' 4" x 8' 8" (3.45m x 2.64m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM THREE 9' 3" x 8' 9" (2.82m x 2.67m)

Skimmed ceiling. Double glazed window to side aspect. Fitted wardrobes. Wood effect flooring. Door to ENSUITE.



OUTSIDE OF PROPERTY:

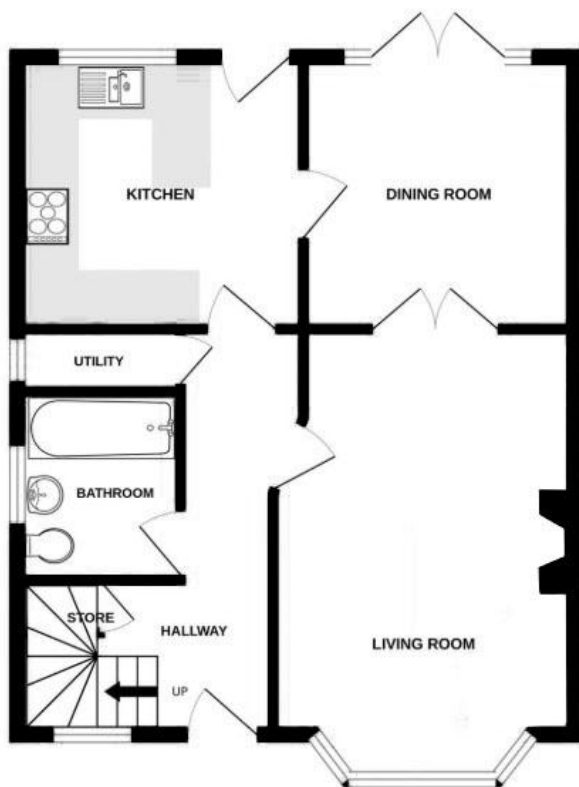
To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Gated side access.

The **REAR GARDEN** is Southerly backing and measures in excess of 100'. Commencing with paved patio seating area leading to lawn. Path to rear. Various mature trees and shrubs. Shed to remain.

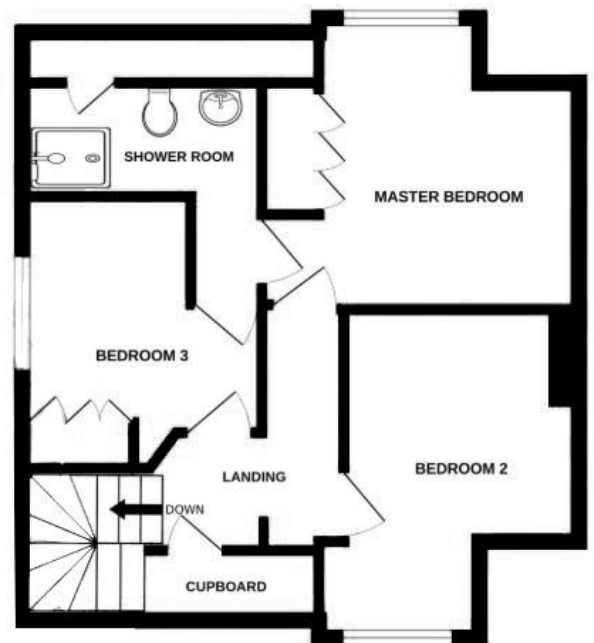
SUMMERHOUSE with double opening doors and window to front aspect. Power and lighting.



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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