

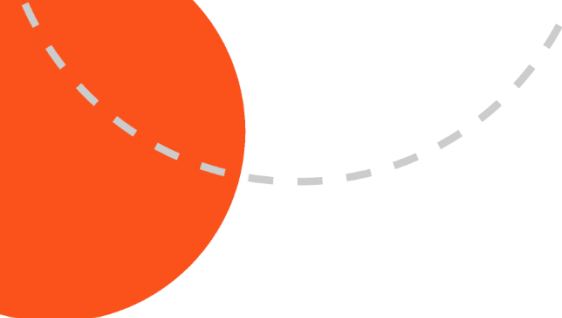


Poors Lane, Hadleigh, Essex, SS7 2LN

3 bed semi detached house / Offers Over £460,000 / t. 01702 555888

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Discover your dream home in the heart of Hadleigh, situated in the sought after location of Poors Lane, a fabulous tree-lined road. This charming **three bedroom** house is perfect for families, offering spacious living areas, a beautiful south facing garden, and a range of desirable features. Step inside to find a home filled with character and warmth, the extended layout spans three floors, providing ample space for every family member. The ground floor features two reception areas, conservatory and a modern fitted kitchen, upstairs you'll find two good size bedrooms, shower room and separate w.c whilst to the second floor is a large double bedroom. Outside there is a south facing rear garden, garage and off street parking for numerous vehicles.

Conveniently situated a stone's throw for local woodland allowing for peaceful walks and jogging whilst John Burrows playing fields and Hadleigh Town Centre with its array of shops, supermarkets and cafe's are a short walk away. Excellent local schools can also be found nearby including being within the Hadleigh Infant & Junior school catchments. Offered with no onward chain, we advise viewing at your earliest convenience.

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**A space to
call home.**



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+
Modern
Kitchen



Highlights

- \ **Extended Three Bedroom Family Home Over Three Floors**
- \ **South Backing Garden**
- \ **Fabulous Tree Lined Road**
- \ **Mostly Double Glazed**
- \ **Off Street Parking For Numerous vehicles**
- \ **Garage**
- \ **Modern Fitted Kitchen**
- \ **Conservatory**
- \ **No Onward Chain**
- \ **Stones Throw From Woodland**
- \ **Viewings Advised**

Recessed storm porch with exterior welcome light, hardwood entrance door with glazed leadlight insert and adjacent obscure glazed panels leading to:

Reception Hall \ Carpeted, double banked radiator, carpeted stairs to first floor accommodation with understairs storage cupboard, power points, smooth plastered and coved ceiling, 15 pane Georgian door leading to:

Lounge 16'6 x 14'5 \ Half level round bay upvc double glazed Georgian window to front, fitted carpet, power points, two double banked radiators, feature exposed effect brick work to one wall with inset fireplace, television display niche with cabinet below, further storage area, concealed downlighting, smooth plastered and coved ceiling, wall light points.

Dining Room 10'3 x 7'1 \ Upvc double glazed french doors to rear with adjacent upvc side panels opening to the conservatory, large square double archway leading to kitchen, wood effect flooring, double banked radiator, thermostat control, power points, smooth plastered and coved ceiling.

Kitchen 10'2 x 7' \ The property benefits from a modern kitchen with inset stainless steel one and a quarter bowl sink unit with swan neck mixer tap inset into range of granite effect roll edge work surfaces with gloss fronted cupboards and drawers beneath, central pull out pantry drawers, inset Hotpoint four ring electric hob with Hotpoint electric brush chrome double oven under, glass backplate and Hotpoint chimney style extractor above, tiled splashbacks, range of matching eye level wall mounted units, brush chrome fixtures and fittings, tiled flooring, smooth plastered and coved ceiling with inset spotlights, upvc double glazed window to rear, power points.

Conservatory 9'7 x 9'3 \ Upvc double glazed french doors to side leading to rear garden, upvc double glazed windows to sides and rear, tiled flooring, smooth plastered vaulted ceiling with electric fan, power points.

Landing \ Continuation of fitted carpet, smooth plastered ceiling, airing cupboard housing immersion cylinder with shelving over, dog



leg stairs giving access to second floor accommodation with small storage cupboards below, doors to accommodation off.

Bedroom Two 14'6 x 10'10 \ Twin upvc double glazed Georgian windows to front, double banked radiator, fitted carpet, power points, built in linen cupboard.

Bedroom Three 10'4 x 8'4 \ Upvc double glazed window to rear, radiator, fitted carpet, power points, built in storage units.

Shower Room \ Fully tiled semi circular shower unit, modern vanity wash hand unit with mixer tap twin slow shut drawers below, stainless steel heated towel rail, fully tiled to walls and ceiling, smooth plastered ceiling with inset spotlights, brush chrome extractor fan, double glazed obscure window to rear.

Separate W.C \ Fully tiled suite with push button w.c, tiled flooring, double glazed obscure window to side.

Second Floor Landing \ Fitted carpet, obscure double glazed window to side, door leading to:

Master Bedroom 16'8 x 11'7 \ Fitted carpet, wall mounted radiator, range of built in eaves storage cupboards and further side storage cupboards, telephone points, power points, double glazed window to rear with views over rooftops towards surrounding area.

Outside \ A lovely south facing and secluded rear garden with a paved sandstone style patio area to the immediate rear with exterior water tap. The remainder of the garden is centrally lawned with flower, shrub and herbaceous borders, exterior power points, established wooden shed to far rear, further patio, fencing to borders, access to:

Garage \ Twin doors to front aspect, power and light connected, door to rear to further storage.

Front Garden \ To the front of the property there is an extensive block paved off street parking area with parking for numerous cars and side access to the garage at rear, retaining brick wall to front, flower and shrub borders.





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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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