



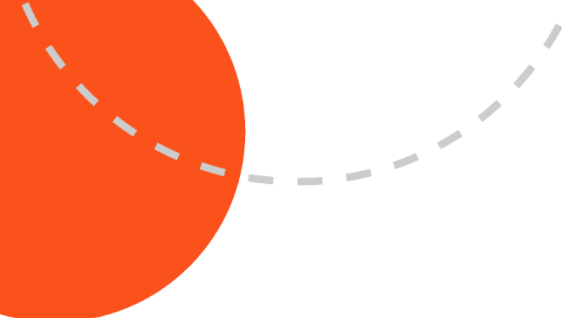
Church Road, Hadleigh, Essex, SS7 2DQ

3 bed semi detached / **Guide Price** £390,000 - £410,000 / t. 01702 555888

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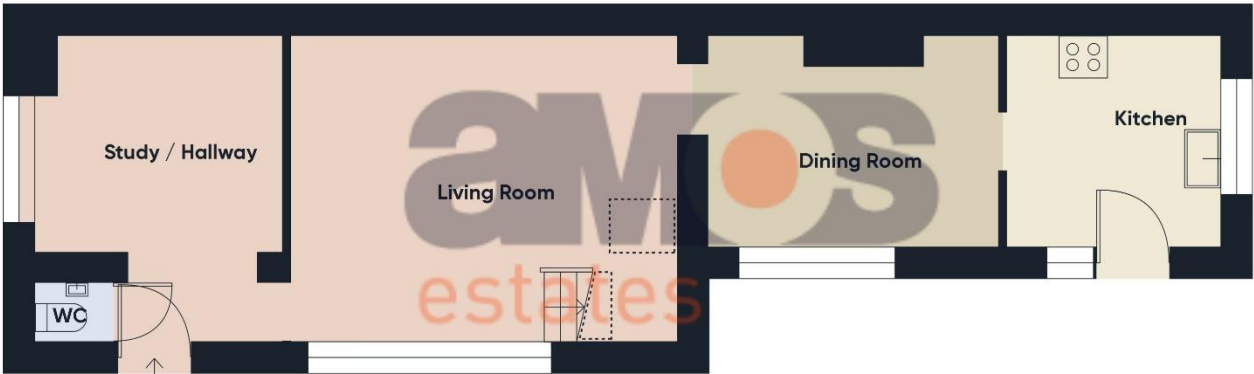
Introducing a delightful and lovingly restored **three bedroom** semi-detached house on Church Road, in the heart of Hadleigh. Dating back to the 1890s, this charming property epitomizes character and elegance, while boasting modern conveniences for comfortable family living. The property features three reception rooms currently used as lounge, dining room and study, a well fitted kitchen and ground floor w.c together with generous size bedrooms and a modern three piece bathroom suite to the first floor. Outside you'll find a lovely south facing rear garden and off street parking for numerous vehicles to front.

Situated in this popular turning within Hadleigh, being a stone's throw away from Hadleigh High Street means that all local amenities, including shops, restaurants, and cafes, are conveniently within reach. Excellent local school can also be found nearby including being within the Hadleigh infant & Junior school catchments.

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Floor 0



Floor 1

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Approximate total area⁽¹⁾

1009.43 ft²
93.78 m²

Reduced headroom

11.18 ft²
1.04 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Highlights

- / Charming 1890's Built Three Bedroom Semi Detached House
- / South Facing Rear Garden
- / Off Street Parking For Numerous Vehicles
- / Completely Renovated
- / Generous Size Bedrooms
- / Hadleigh Infant & Junior School Catchments
- / Stones Throw From Hadleigh High Street
- / Ground Floor W.C
- / Ample Reception Rooms
- / Plenty Of Charm & Character
- / Modern Three Piece Bathroom Suite

Upvc double glazed entrance door opening to:

Entrance Hall \ Laminate flooring, smooth plastered ceiling, open plan to study and lounge, door leading to ground floor w.c.

Lounge 15'4 x 12'7 \ Upvc double glazed window to side with blinds to remain, laminate flooring, power points, designer radiator, thermostat control, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage, smooth plastered ceiling with decorative coving, T.V point, doorway to:

Dining Room 11'11 x 9'3 \ Upvc double glazed window to side with blinds to remain, laminate flooring, power points, smooth plastered ceiling with decorative coving, feature fireplace, designer radiator, doorway to:

Kitchen 9'3 x 8'8 \ Double bowl sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch double oven with five ring gas hob above and chimney style extractor over, space for tall fridge/freezer, integrated dishwasher, tiled splashback, tiled flooring, power points, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear, upvc double door with window adjacent to side leading to garden.

Study 10' x 8'9 \ Large square upvc double glazed window to front with blinds to remain, laminate flooring, designer radiator, power points, smooth plastered ceiling.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, wall hung wash basin with chrome controls and tiled splashback, laminate flooring, smooth plastered ceiling.

Landing \ Fitted carpet, designer radiator, power points, smooth plastered and coved ceiling, doors to accommodation off.



Bedroom One 12'7 x 10'8 \ Two upvc double glazed windows to front with blinds to remain, fitted carpet, radiator, smooth plastered and coved ceiling, power points, USB charging points.

Bedroom Two 12'6 x 9'4 \ Upvc double glazed window to side with made to measure shutters to remain, smooth plastered and coved ceiling, power points, radiator, loft access hatch, wardrobe/storage cupboard.

Bedroom Three 11'9 Into Recess Reducing 8'11 x 9'5 \ Upvc double glazed window to rear with blinds to remain, fitted carpet, power points, radiator, smooth plastered ceiling, walk in wardrobe with fitted carpet and double glazed window to side.

Bathroom 8'7 x 5'3 \ Luxury three piece suite comprising panelled bath with chrome controls and drench style showerhead above, vanity wash basin with chrome mixer tap and storage below, push button w.c, laminate flooring, ladder style heated towel radiator, tiled to suite surround, cupboard housing combi condensing boiler, upvc obscure double glazed window to side, smooth plastered ceiling.

Rear Garden \ The property benefits from a lovely landscaped south facing rear garden. Commencing with expanse of patio providing excellent outside seating facility whilst the remainder is mainly laid to established lawn, well stocked flowerbeds to side and rear, screen panelled fencing to borders, timber shed/summerhouse, outside tap, side access to front via timber gate.

Front Garden \ Set back from the roads the property benefits from large paved driveway providing off street parking for numerous vehicles.







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

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