



Dalwood Gardens, Daws Heath, Hadleigh, Essex, SS7 2NN

4 bed detached house / Guide Price £575,000 - £600,000 / t. 01702 555888







Welcome to this beautifully extended **four bedroom** detached family home, situated in a quiet cul-de-sac directly off of Daws Heath Road, offered with no onward chain. Offering a delightful south facing rear garden measuring approximately 75ft, this property provides the ideal haven for families longing for indoor outdoor living. With its attractive outlook and prime location, it is the perfect place to call home. Benefiting from large reception areas, well fitted kitchen/breakfast room, utility and ground floor w.c together with generous size bedrooms, en-suite shower to master and further family bathroom suite. Also having garage/storage facility and off street parking to front.

Location is everything, and this home is perfectly situated. Excellent school catchments make it an ideal choice for families with young children. The nearby woods offer a retreat for nature lovers, providing opportunities for walks, picnics, and outdoor adventures. The popular John Burrows park is also within close proximity and Hadleigh High Street with its array of shops, supermarkets and café's is close by. Viewings advised.

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**A space to  
call home.**



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1647.33 ft<sup>2</sup>  
153.04 m<sup>2</sup>

**Reduced headroom**

4.16 ft<sup>2</sup>  
0.39 m<sup>2</sup>

(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

- / Well Presented Four Bedroom Detached Family Home**
- / Extended**
- / Spacious Receptions Rooms**
- / Well Fitted Kitchen/Breakfast Room With Granite Worktops**
- / Utility Room**
- / Ground Floor W.C**
- / Generous Size Bedrooms**
- / En-Suite Shower Room To Master**
- / Three Piece Family Bathroom Suite**
- / South Facing Rear Garden Measuring Approximately 75ft**
- / Garage/Storage Facility**
- / Off Street Parking**
- / Sought After Cul De Sac Off Of Daws Heath Road**
- / No Onward Chain**
- / Close To Woods & John Burrows Playing Fields**
- / Attractive Outlook Over Allotments**
- / Gas Central Heating Via Combination Boiler**
- / Westwood Academy Catchment**

Upvc double glazed entrance door with upvc double glazed window adjacent opening to:

**Entrance Hall** \ Fitted carpet, smooth plastered and coved ceiling, radiator, power points, thermostat control, carpeted stairs leading to first floor, doors leading to ground floor w.c and lounge.

**Lounge 26'4 x 17'2 Max Reducing To 10'10** \ Upvc double glazed window to front, fitted carpet, two radiators, T.V point, power points, attractive feature fireplace with Sandstone style surround and granite hearth, smooth plastered and coved ceiling, door leading to kitchen, open plan to:

**Dining Room 13'1 x 11'** \ Upvc double glazed french doors with upvc double glazed windows adjacent leading to rear garden, radiator, power points, smooth plastered and coved ceiling, wood flooring.

**Kitchen 20'6 x 11'2 Reducing To 9'** \ Well fitted kitchen comprising Butler style sink with swan neck mixer tap and moulded drainer inset into range of granite worktops with cupboards and drawers beneath and matching eye level units, Range style cooker to remain with chimney style extractor above and tiled backplate, integrated Neff dishwasher, upvc double glazed windows to rear and side, tiled flooring, radiator, breakfast bar facility, power points, T.V point, smooth plastered and coved ceiling with inset spotlights, display cabinets with storage below, upvc double glazed stable style door to side leading to garden, door leading to:

**Utility Room 16'2 x 4'9** \ Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards below, space and plumbing for washing machine, further appliance space, meter cupboard, further storage cupboards, wall mounted Ideal combi condensing boiler, radiator, wood effect flooring, upvc double glazed window to side, smooth plastered and coved ceiling with inset spotlights, door leading to garage.



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**Ground Floor W.C** \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, ladder style heated towel radiator, half tiled to walls, smooth plastered ceiling with inset spotlights, upvc obscure double glazed window to side.

**Landing** \ Continuation of fitted carpet, upvc double glazed window to front with window seat below, loft access hatch, radiator, storage cupboard, doors to accommodation off.

**Bedroom One 13'4 x 11'1** \ Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling, door leading to:

**En-Suite Shower Room** \ Luxury three piece suite comprising large walk in shower unit with drench style showerhead above and separate handheld attachment, push button w.c, pedestal wash basin with chrome mixer tap, tiled walls, tiled flooring, upvc obscure double glazed window to side, smooth plastered and coved ceiling with inset spotlights, ladder style heated towel radiator.

**Bedroom Two 11'10 x 9'11** \ Upvc double glazed window to rear providing pleasant outlook over surrounding area and allotments, fitted carpet, power points, radiator, smooth plastered and coved ceiling, T.V point, fitted wardrobes.

**Bedroom Three 12'11 x 8'** \ Upvc double glazed window to rear providing pleasant outlook over surrounding area and allotments, fitted carpet, power points, radiator, smooth plastered and coved ceiling, T.V point, fitted wardrobes.

**Bedroom Four 10'11 x 8'** \ Upvc double glazed window to front, fitted carpet, radiator, power points, fitted wardrobe.





**Bathroom 7'11 x 5'5** \ Three piece suite comprising panelled bath with chrome controls, drench style showerhead above and separate handheld attachment, push button w.c, pedestal wash basin, designer radiator, tiled effect flooring, tiled walls, upvc obscure double glazed window to side, shaver point.

**Rear Garden** \ The property benefits from a lovely south facing rear garden measuring approximately 75ft in depth. Commencing with large expanse of patio with elevated flowerbed adjacent, steps up to area laid to established lawn, screen panelled fencing to borders, decking to far rear, timber summerhouse with power and light connected.

**Garage 12'6 x 8'** \ Up and over door to front, window to side, power and light connected, door to and from utility.

**Front Garden** \ Block paved driveway providing off street parking.



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