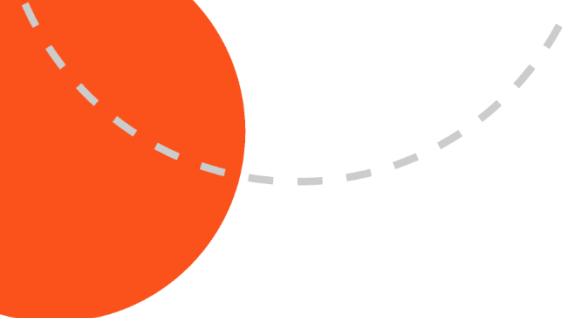




Central Close, DAWS HEATH, Hadleigh, Essex, SS7 2NU
3/4 bedroom semi detached house / **Guide Price** £450,000 - £475,000 / t. 01702 555888

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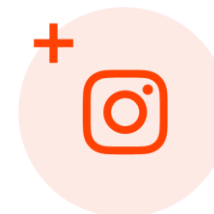




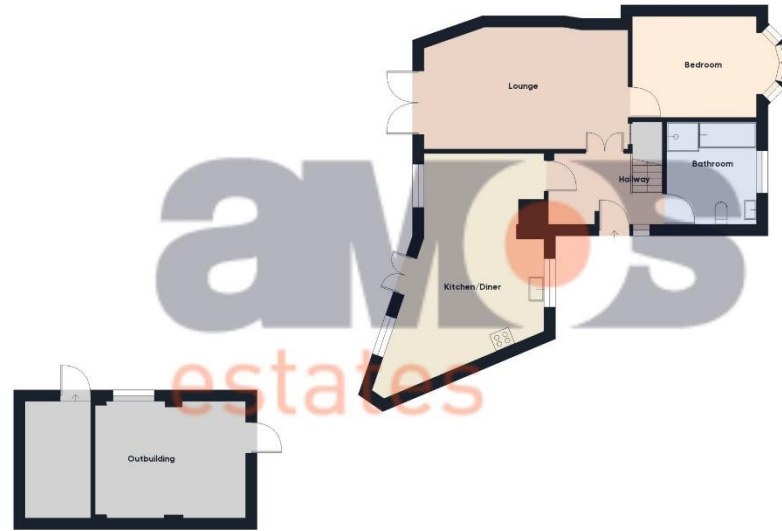
Situated in 'Central Close' a quiet private close within the ever sought after Daws Heath is this deceptively spacious and versatile **three/four bedroom** semi detached family home. Having large lounge, stunning fitted kitchen/diner with granite worktops and integrated appliances, ground floor double bedroom and ground floor four piece bathroom suite together with three bedrooms to the first floor (one of which is ideal for a study or nursery) and an en-suite shower room. Outside there is a secluded south/west facing rear garden, outbuilding and ample off street parking to front. Also benefiting from upvc triple glazing throughout and gas central heating via combination boiler.

Situated a short walk from local woodland, John Burrows playing fields and Hadleigh Town Centre with its array of shops, supermarkets and café's whilst also being a short drive from major trunk roads and Leigh mainline station with direct links into London. Excellent local schools can also be found nearby including being within the Hadleigh Infant and Junior school catchments. Viewings Advised.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

1426.55 ft²
132.53 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



 South/West Facing Garden



Highlights

- / Spacious & Versatile Three/Four Bedroom Semi Detached House
- / Large Lounge
- / Stunning Fitted Kitchen/Diner With Granite Worktops
- / Ground Floor Four Piece Bathroom Suite
- / En-Suite Shower Room
- / South/West Facing Secluded Rear Garden
- / Outbuilding
- / Ample Off Street Parking
- / Upvc Triple Glazing Throughout
- / Gas Central Heating Via Combination Boiler
- / Quiet Private Turning Within Daws Heath
- / Close To Woods And John Burrows Playing Fields
- / Easy Reach Of Hadleigh Town Centre
- / Hadleigh Infant & Junior School Catchments
- / Viewings Advised

Composite entrance door with upvc triple glazed window adjacent opening to:

Entrance Hall \ Laminate flooring, radiator, carpeted stairs with timber balustrade leading to first floor accommodation, smooth plastered and coved ceiling, thermostat control, doors to accommodation off.

Lounge 20'3 x 11'11 \ Laminate flooring, radiator, power points, T.V point, smooth plastered and coved ceiling, upvc triple glazed french doors leading to rear garden, door leading to ground floor bedroom/reception room.

Kitchen/Diner 27'2 x 19' Maximum Measurements \

Commencing with the dining area having laminate flooring, upvc triple glazed window to rear, storage cupboard, power points. Open plan to stunning fitted kitchen comprising stainless steel sink and drainer unit inset into range of attractive granite worktops with high gloss cupboards and drawers beneath and matching eye level units, inset four ring induction hob with chimney style extractor above, integrated Indesit double oven, space for American style fridge freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, tiled flooring, smooth plastered ceiling, power points, radiator, upvc triple glazed windows to front and rear, upvc triple glazed french doors leading to rear garden, breakfast bar facility.

Ground Floor Bedroom One 14'11 Into Bay x 10' \ Upvc triple glazed bay window to front, laminate flooring, radiator, power points, smooth plastered and coved ceiling.

Ground Floor Bathroom 10' x 9' \ Four piece suite comprising panelled bath with separate handheld attachment and tiled surround, large shower cubicle with shower over and tiled surround, push button w.c, pedestal wash basin, radiator, tiled flooring, upvc obscure triple glazed window to front.

Landing \ Fitted carpet, smooth plastered ceiling, doors to accommodation off.



Bedroom Two 15'9 x 11'2 Reducing To 7'11 \ Upvc triple glazed window to rear, laminate flooring, radiator, power points, smooth plastered ceiling with inset spotlights, door to:

En-Suite Shower Room \ Three piece suite comprising shower cubicle with shower over and tiled surround, wall hung wash basin with chrome mixer tap, push button w.c, half tiled to remaining walls, upvc obscure triple glazed window to rear, vinyl flooring, smooth plastered ceiling.

Bedroom Three 11'5 x 7'7 \ Upvc triple glazed window to front, laminate flooring, radiator, power points, smooth plastered and coved ceiling, cupboard housing combination boiler.

Bedroom Four/Study 7'9 x 7'6 'L' Shaped Maximum Measurements \ Upvc triple glazed window to front, laminate flooring, radiator, power points, smooth plastered and coved ceiling.

Rear Garden \ The property benefits from a secluded south/west facing rear garden measuring approximately 65ft in depth. Commencing with attractive patio providing outside seating facility whilst the remainder is mainly laid to established lawn, fencing to borders, outside lights, two timber sheds, side access to front via timber gate, access to outbuilding.

Outbuilding 14'10 x 11'9 \ Brick built outbuilding ideal for studio, games room etc. Double glazed door to front, double glazed window to side, power and light connected.

Brick Built Shed 11'9 x 6'7 \ Power and light connected, overhead storage.

Front Garden \ Driveway providing ample off street parking.









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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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