



Rectory Close, Hadleigh, Essex, SS7 2NF  
2 bed semi detached bungalow / £450,000 / t. 01702 555888



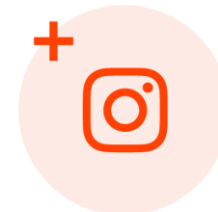




Offered with no onward chain and situated in the highly desirable Rectory Close, a quiet cul de sac within the heart of Hadleigh is this recently refurbished **two bedroom** semi detached bungalow. The property offers a good size lounge, conservatory and luxury fitted kitchen with granite worktops together with two good size bedrooms, modern shower room and separate w.c. Outside there is a lovely private rear garden backing directly onto school playing fields, garage and ample off street parking to front.

Situated within walking distance of Hadleigh Doctors, local parks, bus routes and Hadleigh Town Centre with an array of shops, café's and supermarkets whilst also having excellent local schools nearby including being with the Hadleigh Infant and Junior school catchments. Viewings advised.

### Find us on



**A space to  
call home.**



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.  
Made with Metreplex 52823





## Highlights

- / Refurbished Two Bedroom Semi Detached Bungalow**
- / Bright And Spacious Throughout**
- / Large Lounge**
- / Luxury Fitted Kitchen With Granite Worktops**
- / Conservatory**
- / Good Size Bedrooms**
- / Modern Shower Room & W.C**
- / Secluded Rear Garden Backing Directly Onto School Fields**
- / Garage & Off Street Parking**
- / Upvc Double Glazing Throughout**
- / No Onward Chain**
- / Sought After Cul De Sac Location**
- / Walking Distance To Town Centre, Doctors & Bus Routes**
- / Combination Boiler**
- / Viewings Advised**

Double glazed entrance door with double glazed windows adjacent opening to:

**Entrance Porch** \ Smooth plastered ceiling, laminate flooring, entrance door leading to:

**Entrance Hall** \ Fitted carpet, radiator, smooth plastered ceiling, loft access hatch, thermostat control, meter cupboard, doors to accommodation off.

**Lounge 14'5 x 11'11** \ Fitted carpet, radiator, power points, T.V point, smooth plastered ceiling, wall light points, feature fireplace with electric coal effect fire, double glazed french doors opening to:

**Conservatory 10'1 x 10'** \ Laminate flooring, power points, double glazed windows to sides and rear, double glazed french doors leading to garden.

**Kitchen 13' 10 x 8'1** \ Luxury fitted kitchen comprising stainless steel sink and drainer unit with swan neck mixer tap inset into range of granite worktops with grey high gloss cupboards and drawers beneath and matching eye level units, inset four ring induction hob with extractor over, integrated electric oven, space and plumbing for washing machine, further appliance spaces, laminate flooring, radiator, granite splashbacks, cupboard housing combination boiler, smooth plastered ceiling, power points, double glazed windows to side and rear, double glazed door leading to garden.

**Bedroom One 13'11 Into Bay x 11'10** \ Double glazed bay window to front, fitted carpet, power points, radiator, smooth plastered ceiling, storage cupboards.

**Bedroom Two 10'3 x 10'2** \ Double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling.



**Shower Room 8'4 x 5'7** \ Modern three piece suite comprising large shower cubicle with shower over, pedestal wash basin, tiled floors and walls, ladder style heated towel radiator, obscure double glazed window to side, cupboard housing shelving, smooth plastered ceiling.

**Separate W.C** \ Push button w.c, tiled floor and walls, smooth plastered ceiling, obscure double glazed window to side.

**Rear Garden** \ The property benefits from this lovely secluded rear garden backing directly onto school playing fields. Commencing with large expanse of patio whilst the remainder is mainly laid to established lawn with hedge to far rear, fencing to borders, access to garage.

**Garage 16'9 x 9'3** \ Double doors to front, power points.

**Front Garden** \ Mainly laid to established lawn with block paved driveway adjacent providing ample off street parking, retaining brick wall to front, pathway to property.



**PLEASE NOTE:-**

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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).

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.









# at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

[amosstates.com](https://amosstates.com)

