



Daws Heath Road, Hadleigh, Essex, SS7 2NH

4 bed detached house / **Guide Price** £500,000 - £550,000 / t. 01702 555888





Offered with no onward chain and situated in the highly regarded Daws Heath Road is this good size **four bedroom** detached family home with an attractive outlook over allotments and the surrounding area. Having large lounge/diner, kitchen and ground floor shower room together with good size bedrooms and a four piece family bathroom suite. Outside there is a lovely and secluded west facing rear garden measuring approximately 85ft, garage and off street parking for numerous vehicles.

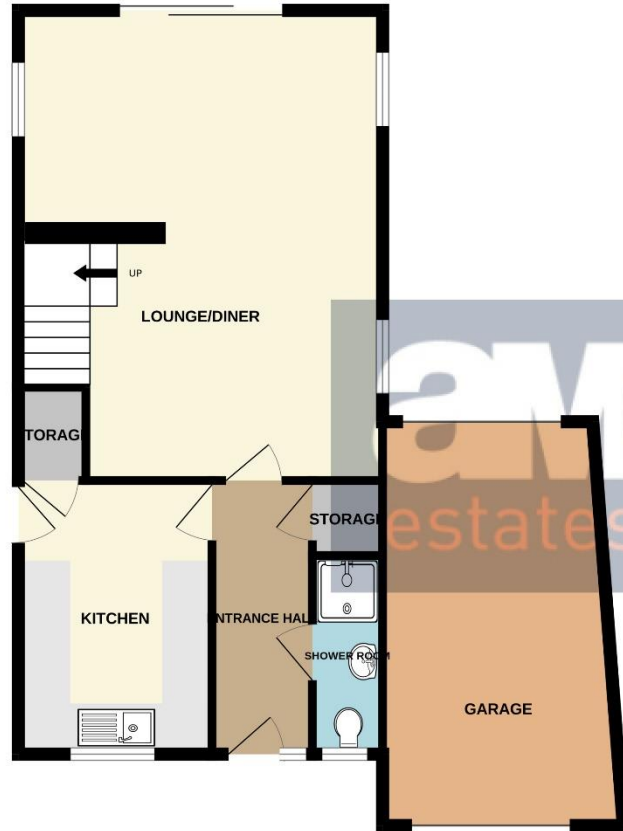
Ideally located a stones throw from John Burrows playing fields and within walking distance of local woodland and Hadleigh Town Centre with its array of shops, café's and supermarkets whilst also having excellent local schools nearby, the property being within the Hadleigh Infant and Junior school catchments. This fantastic family home also benefits from upvc double glazing throughout, solar panels and offers great scope for extension subject to the necessary consent.

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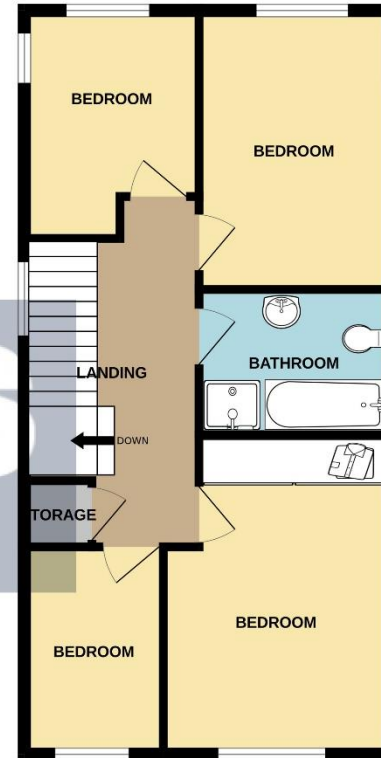


**A space to
call home.**

GROUND FLOOR



1ST FLOOR



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Highlights

- / Substantial Four Bedroom Detached Family Home**
- / Large Lounge/Diner**
- / Kitchen**
- / Ground Floor Shower Room**
- / Good Size Bedrooms**
- / Four Piece Bathroom Suite**
- / West Facing Garden Measuring Approx. 85ft**
- / Garage**
- / Off Street Parking For Numerous Vehicles**
- / Upvc Double Glazing Throughout**
- / Stones Throw From John Burrows Playing Fields**
- / Close To Woods & Town Centre**
- / Extremely Sought After Daws Heath Location**
- / No Onward Chain**
- / Hadleigh Infant & Junior School Catchments**
- / Excellent Scope To Extend (subject to the necessary consent)**
- / Solar Panels**
- / EPC Rating - D**

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

Entrance Hall \ Fitted carpet, radiator, power points, storage cupboard, doors to accommodation off.

Lounge/Diner 21' x 16'4 \ Spacious open plan reception areas having fitted carpet, power points, two radiators, T.V point, feature brick fireplace, inset spotlights, upvc double glazed windows to sides, carpeted stairs with timber balustrade leading to first floor.

Kitchen 11'7 x 8' \ Double bowl stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for dishwasher (to remain), space for fridge (to remain), space for freezer (to remain), space and plumbing for washing machine, inset four ring hob with extractor above, integrated Neff oven, cupboard housing concealed space for tumble dryer (to remain), tiled walls, under cupboard lighting, power points, upvc double glazed bay window to front, double glazed door to side with wrought iron security gate leading to sideway, cupboard housing boiler, radiator.

Ground Floor Shower Room \ Three piece suite comprising shower cubicle with shower over, wall hung wash basin, low flush w.c, fitted carpet, upvc obscure double glazed window to front.

Landing \ Continuation of fitted carpet, airing cupboard housing immersion tank and shelving, loft access hatch (which we understand is partly boarded), power points, doors to accommodation off.

Bedroom One 14'4 Into Wardrobe Depth x 9'8 \ Upvc double glazed window to front, radiator, power points, inset spotlights, fitted wardrobes with sliding doors.



Bedroom Two 11'8 x 8'2 \ Upvc double glazed windows to rear and side providing beautiful outlook over allotments and surrounding area, fitted carpet, radiator, power points.

Bedroom Three 11'8 x 7'10 Max \ Upvc double glazed windows to rear and side providing beautiful outlook over allotments and surrounding area, fitted carpet, power points, radiator, built in bunk bed with storage below.

Bedroom Four 9'4 x 6'3 \ Currently used as office having upvc double glazed window to front, fitted carpet, power points, radiator, built in desk/storage units.

Bathroom 8'1 x 6'4 \ Four piece suite comprising panelled bath, pedestal wash basin, low flush w.c, shower cubicle with shower over, shaver point, radiator, tiled walls, vanity cupboard, upvc obscure double glazed window to side.

Rear Garden \ The property benefits from a lovely west facing rear garden measuring approximately 85ft in depth. Commencing with large elevated patio with steps down to further patio both providing ample outside seatings areas, the remainder is mainly laid to established lawn with shrubs adjacent, further patio to far rear, fencing to borders, side access to front via timber gate whilst to the other side is access to garage providing vehicular access to and from garden for further parking if so desired.

Garage \ Up and over doors to front and rear, power and light connected, meters, consumer unit and solar panel system.

Front Garden \ Large block paved driveway providing off street parking for numerous vehicles with flowerbeds adjacent and retaining brick wall to front, outside lighting.













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