



Southfield Drive, Hadleigh, Essex, SS7 2NT

2 bed semi detached bungalow / **Guide Price** £325,000 - £335,000 / t. 01702 555888

**amos**





**A note from  
the owner.**

“

“We love the quiet location and being so close to the woods. Hopefully someone enjoys our sunny west facing garden!”

Situated in this extremely sought after cul de sac is this extended **two bedroom** semi detached bungalow with a west facing rear garden. Having large lounge, kitchen/diner, two bedrooms and a bathroom suite together with off street parking to front for up to three cars.

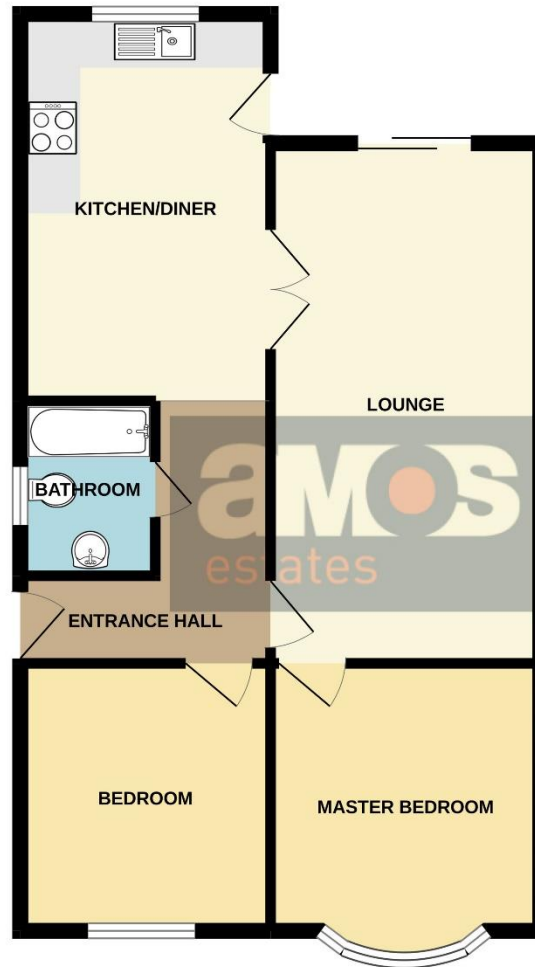
Ideally located in this quiet turning a short walk from Poors Lane woods, John Burrows playing fields and Hadleigh Town Centre whilst also having transport links, local schools and amenities nearby. Viewings advised.

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GROUND FLOOR

**A space to  
call home.**



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## Highlights

- / Two Bedroom Semi Detached Bungalow**
- / Good Size Lounge**
- / Kitchen/Diner**
- / Two Bedrooms**
- / Three Piece Bathroom Suite**
- / West Facing Garden**
- / Off Street Parking For Up To Three Cars**
- / Quiet Cul De Sac**
- / Extended To Rear**
- / Prime Location**
- / Double Glazing Throughout**
- / Viewings Advised**

Double glazed entrance door to:

### **Entrance Hall \**

Solid wood flooring, radiator, power points, smooth plastered and coved ceiling, loft access hatch with pull down ladder which is partly boarded, doors to accommodation off.

### **Lounge 19'3 x 9'11 \**

Solid wood flooring, smooth plastered and coved ceiling, open fireplace with marble hearth and surround and timber mantle, upvc double glazed sliding patio doors leading to rear garden, double glazed Georgian paned glass doors leading to kitchen, power points, T.V point, radiator.

### **Kitchen/Diner 15'9 x 9'8 \**

A fitted kitchen comprising stainless steel sink and drainer unit inset beech worksurfaces with cupboards and drawers beneath and matching eye level units, tiled splashback, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, inset four ring ceramic hob with electric oven and extractor above, upvc double glazed window to rear, smooth plastered and coved ceiling, wood effect flooring.

### **Bedroom One 10'6 x 9'10 Into Wardrobe Depth \**

Upvc double glazed bay window to front, solid wood flooring, power points, radiator, fitted wardrobe with mirror fronted doors, smooth plastered and coved ceiling.

Bedroom Two 10'1 x 8'4 \ Upvc double glazed window to front, smooth plastered and coved ceiling, power points, fitted carpet, radiator, cupboard housing combination boiler.



**Bathroom 7'2 x 5'7** \ Three piece suite comprising panelled bath with chrome taps and Aqua Tronic power shower over, push button w.c, vanity wash basin with vanity unit above, radiator, obscure double glazed window to side, smooth plastered and coved ceiling, extractor fan.

**Rear Garden** \ The property benefits from a good size west facing rear garden commencing with area laid to patio whilst the remainder is mainly laid to established lawn with central pathway leading to far rear, screen panelled fencing to borders, timber shed, side access to front, hardstanding laid to far rear ready for outbuilding/shed etc.

**Front Garden** \ Driveway providing off street parking for up to three cars with retaining brick wall to side.



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