

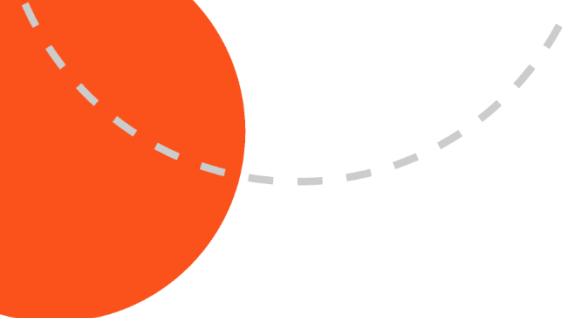


Beech Road, Hadleigh, Essex SS7 2AZ

3 bed detached / Guide Price £475,000 - £500,000 / t. 01702 555888

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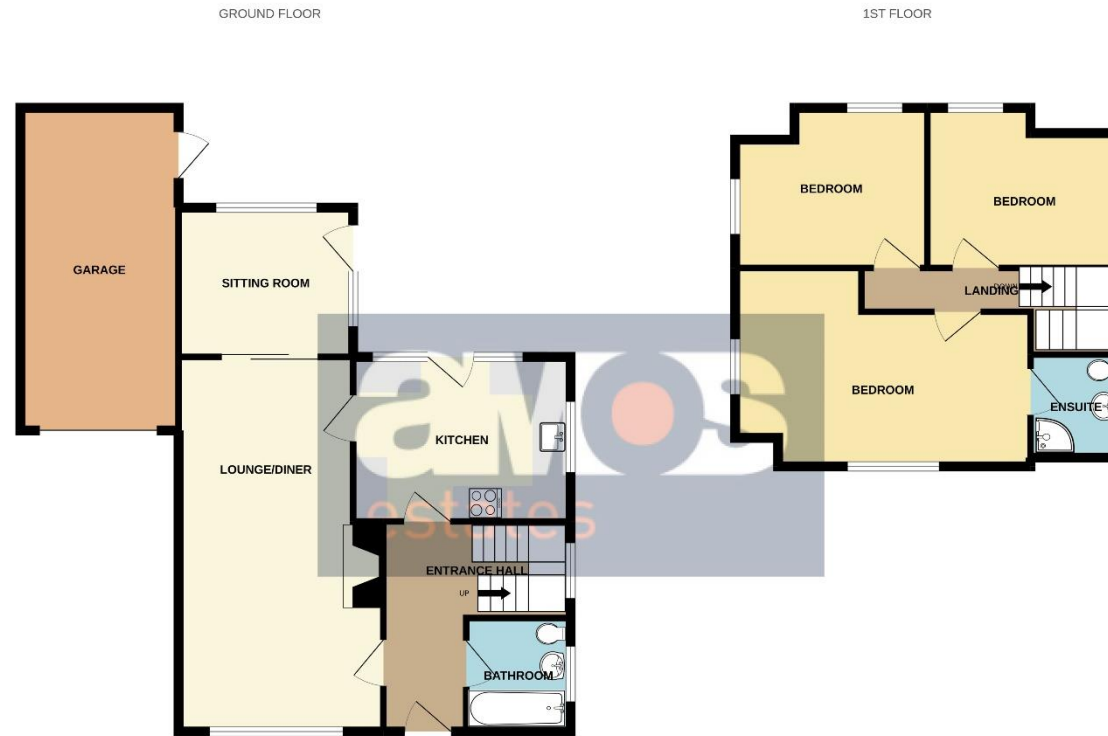
A bright and spacious **three double bedroom** detached family home presented to a beautiful standard throughout and offered with no onward chain. Having large lounge/diner with feature log burner, sitting room, stunning fitted kitchen and ground floor bathroom together with generous size bedrooms and a luxury en-suite shower room to master. Outside there is a lovely size rear garden, garage and ample off street parking.

Situated in this sought after turning within the heart of Hadleigh, a few minutes walk from Hadleigh Town Centre, Hadleigh Castle and local supermarkets whilst also having transport links within easy reach. Excellent local schools can also be found nearby including being within the Hadleigh Infant/Junior school and King John school catchments. This property has been finished to an excellent standard by the current owners and needs to be viewed internally to appreciate the spacious accommodation on offer.

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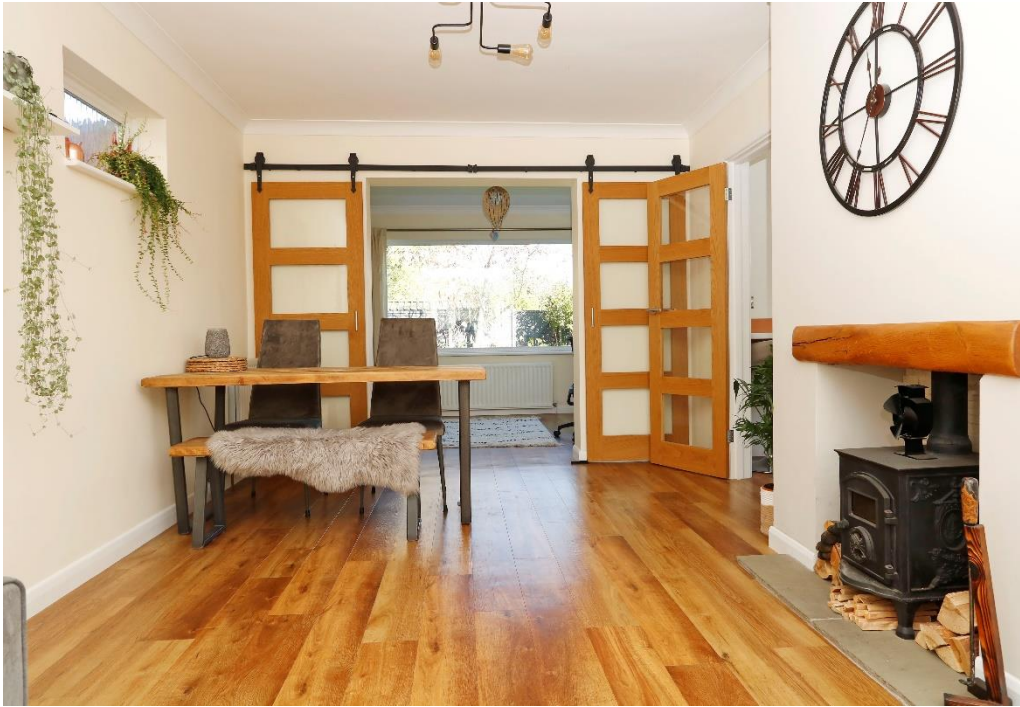
**A space to
call home.**



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.
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+ Beautifully Presented



Highlights

- / Bright And Spacious Detached Family Home**
- / Beautifully Presented Throughout**
- / Three Double Bedrooms**
- / Large Lounge/Diner With Log Burner**
- / Stunning Kitchen**
- / Modern Ground Floor Bathroom**
- / Luxury En-Suite To Master**
- / Excellent Size Rear Garden**
- / Garage & Sweep In And Out Driveway**
- / Karndean Flooring To The Majority Of Ground Floor**
- / Recently Installed Glow-worm Combination Boiler**
- / Double Glazing Throughout**
- / Prime Location**
- / Off Street Parking**
- / Hadleigh Infant/Juniors And King John Catchments**
- / Close To Town Centre And Hadleigh Castle**
- / Transport Links Within Easy Reach**

Attractive composite entrance door opening to:

Entrance Hall 11' x 9'7 Maximum Measurements \ Karndean flooring, radiator, carpeted stairs with timber balustrade leading to first floor, obscure double glazed window to side at half landing, understairs storage cupboard housing space and plumbing for washing machine, smooth plastered ceiling, doors to accommodation off.

Lounge/Diner 22'2 x 11'10 Reducing To 10'7 \ Bright and spacious reception room having Karndean flooring, double glazed window to front, two radiators, power points, T.V point for wall mounted flatscreen television, smooth plastered and coved ceiling, obscure double glazed windows to side, attractive fireplace housing feature dual fuel log burner with tiled heart, door to and from kitchen and sliding pocket doors leading to:

Sitting Room 12' x 9'3 \ Another good size reception room having continuation Karndean flooring, radiator, power points, smooth plastered and coved ceiling, double glazed windows to rear and side and further double glazed door leading to rear garden.

Kitchen 10'11 x 10'7 \ Stunning fitted kitchen comprising Butler style sink with swan neck tap inset into range of roll edge worktops with copper effect splashback and cupboards and drawers beneath with matching eye level units, integrated oven with four ring induction hob above, extractor over and copper effect back plate, integrated fridge and freezer, integrated dishwasher, cupboard housing Glow-worm combi condensing boiler (we understand this is approximately 2 years old with a 10 year warranty in place), Karndean flooring, power points, smooth plastered ceiling, breakfast bar facility with seating for two diners, double glazed windows to side and rear with further double glazed door leading to rear garden.

Ground Floor Bathroom 7' x 5'7 \ Modern three piece suite comprising panelled with shower over, vanity wash basin, low







+ Stunning Kitchen

flush w.c, tiled walls, tiled flooring, obscure double glazed window to side, smooth plastered ceiling, radiator.

Landing \ Continuation of fitted carpet, smooth plastered ceiling, loft access hatch, doors to accommodation off.

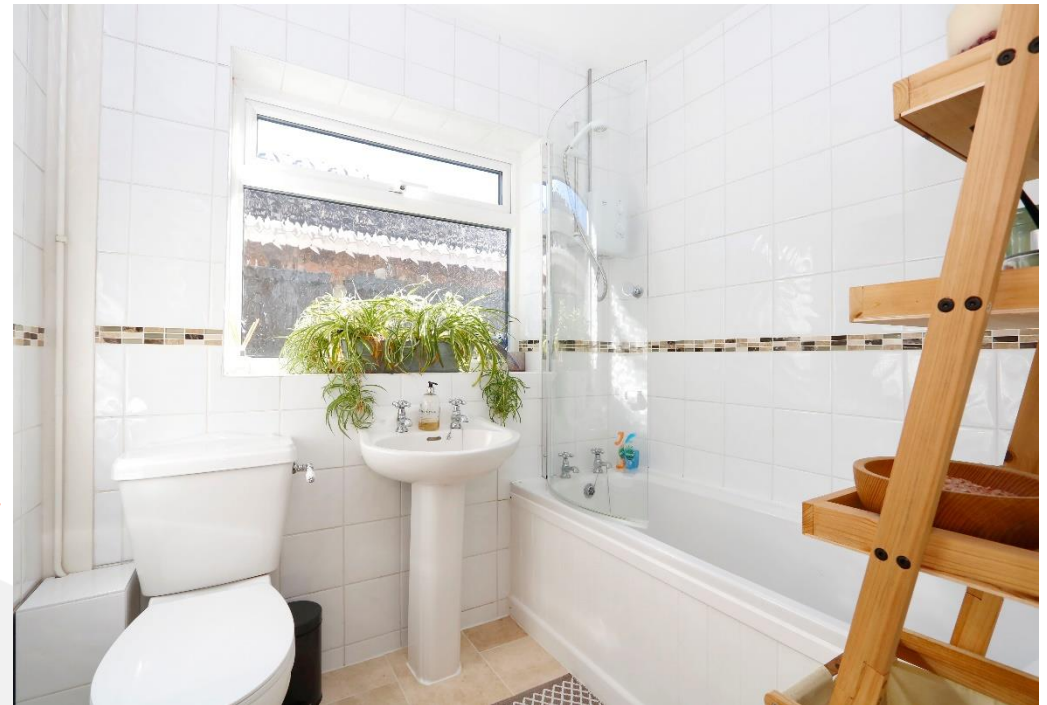
Bedroom One 16' x 13'1 Reducing To 9'6 \ A lovely master suite having fitted carpet, power points, T.V point for wall mounted flatscreen television, smooth plastered ceiling, double glazed windows to side and front, radiator, door to:

En-Suite Shower Room 5'6 x 5' \ Luxury three piece suite comprising shower cubicle with chrome controls, drench style shower head above and separate handheld attachment with tiled surround, vanity wash basin with storage below, push button w.c, obscure double glazed window to side, tiled flooring, extractor, ladder style heated towel radiator, smooth plastered ceiling.

Bedroom Two 10'9 x 10'6 Max \ Double glazed windows to rear and side, fitted carpet, power points, smooth plastered ceiling, radiator.

Bedroom Three 10'11 x 10'6 Max \ Double glazed windows to rear and side, fitted carpet, radiator, power points, smooth plastered ceiling.

Rear Garden \ The property benefits for a lovely rear garden measuring approximately 50ft in depth x 35ft in width. Commencing with expanse of decking providing excellent outside seating area whilst the remainder is mainly laid to established lawn with flowerbed surrounding, screen panelled fencing to borders, door to and from garage, outside tap, side access to front via timber gate.





Garage \ Personal door to and from garage, up and over door to front, power and light connected.

Front Garden \ Block paved sweep in and out driveway providing plenty of off street parking.



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