



Beresford Gardens, Hadleigh, Essex, SS7 2SA

2/3 bed semi detached bungalow / £425,000 / t. 01702 555888

amos





**A note from
the owner.**

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“I was instantly in love with the original features and charm the bungalow has to offer which I’ve tried retain whilst also updating. Also having a sunny south facing garden is a big bonus!”

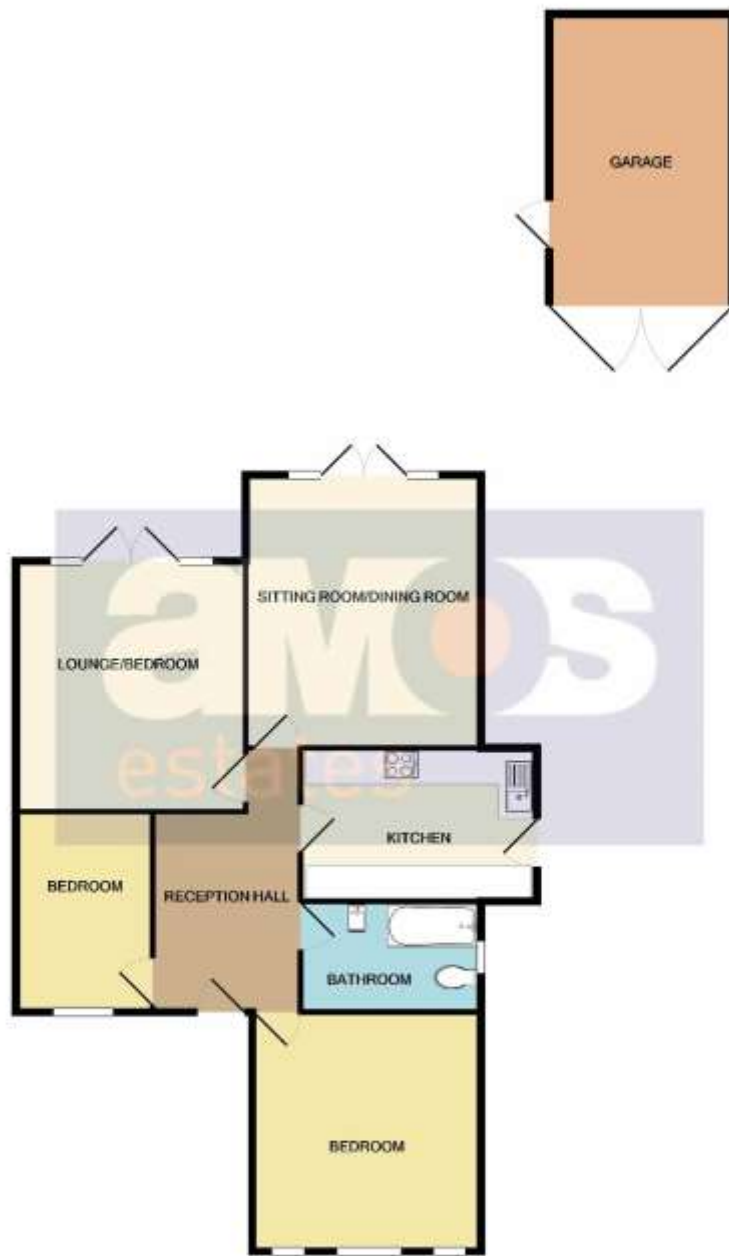
Rarely do properties of this particular style come onto the open market; indeed we understand there only to be a handful of homes of similar ilk. A very attractive bungalow which has undergone improvements sympathetic to its original design, having picture rails, solid wood floor and beautiful high ceilings. Given the rarity of this property it is our assertion that a high level of interest will be generated.

A charming south backing bungalow on a good size plot set well back from the roadside benefitting from off street parking, garage and plenty of fine features throughout of including a welcoming reception hall, and good size rooms all of which is situated in this highly regarded road within walking distance to town centre, Country Park and Westwood Woods. We quite rightly consider this to be a rare opportunity and therefore politely direct applicants to make an early appointment to view.

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**A space to
call home.**



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+ Plenty Of
Charm And
Character



Highlights

- / Two/Three Bedroom Semi Detached Bungalow**
- / Entrance Hall**
- / Lounge/Bedroom Three 13'6 x 11'11**
- / Dining Room/Sitting Room 12'5 x 12'5**
- / Kitchen 11'0 x 8'10**
- / Bedroom One 12'5 x 9'10**
- / Bedroom Two 9'5 x 7'5**
- / Modern Bathroom Suite**
- / South Facing Garden**
- / Garage**
- / Off Street Parking**
- / Sought After Turning**
- / Plenty Of Charm And Character**
- / Close To Hadleigh Town Centre And Country Park**

Solid wood obscure glazed lead light panelled entrance door opening to:

Reception Hall /

10'4 x 9'7 plus lobby space (3.15m x 2.92m)

A lovely feature of the property is this spacious reception hall offering many characteristics having wooden panelling from floor to plate rail, smooth plastered and coved ceiling, to one corner is a brick fireplace with circular breast and matching hearth with elevated mantle above and display shelves to either side, solid wood floor, obscure glazed lead light window to front, double radiator, loft access hatch, doors to accommodation off.

Lounge/Bedroom Three /

13'6 x 11'11 (4.11m x 3.63m)

Attractive room situated at the rear of the property currently used as a lounge. To the rear elevation are a pair of uPVC double glazed French doors with windows to either side overlooking and providing access to south backing rear garden. The room is attractively decorated having smooth plastered ceiling with original coving, picture rail, fitted carpet, double radiator, television point, recessed storage cupboard, telephone point.

Dining Room/Sitting Room /

12'5 x 12'5 (3.78m x 3.78m)

Once again an attractive reception room situated at the rear of the property having uPVC double glazed French doors to rear with windows to either side overlooking and providing access to south backing rear garden, solid wood floor, well decorated, smooth plastered ceiling with original coving, picture rail, double radiator.

Kitchen /

11'0 x 8'10 (3.35m x 2.69m)

Ample size kitchen comprising range of attractive cream base and eye level units, four ring gas hob with concealed extractor above, inset stainless steel sink and drainer unit, plumbing for washing machine, space for freestanding fridge/freezer, additional appliance space, integrated brushed steel electric double ovens, tiled walls, tiled effect vinyl flooring, double radiator, recessed storage cupboard, smooth plastered ceiling with inset spot lights, uPVC double glazed



windows to side, obscure glazed door to side providing access to outside space.

Bedroom One /

12'5 x 9'10 (3.78m x 3m)

A good size well decorated bedroom situated at the front of the property benefiting from uPVC double glazed lead light windows to front, high level ceiling being smooth plastered with original coving, picture rail, double radiator, fitted carpet, television point, range of mirror fronted fitted wardrobes to the majority of one wall.

Bedroom Two /

9'5 x 7'5 (2.87m x 2.26m)

Situated at the front of the property having uPVC double glazed lead light window to front, fitted carpet, double radiator, attractively decorated, picture rail, smooth plastered ceiling with original coving, fitted storage cupboard to one recess.

Bathroom /

Ample size bathroom having three piece suite comprising panelled bath with Victorian style mixer tap and shower attachment and additional shower with chrome controls above and glass shower screen, pedestal wash basin, low level WC, stone effect vinyl flooring, fully tiled walls to bath and shower surround, half tiled walls to remainder. The room is attractively decorated having smooth plastered ceiling with inset spotlights, uPVC obscure double glazed lead light window to side, chrome heated ladder style towel radiator.

Rear Garden /

The property benefits from a delightful rear garden measuring approx 60ft which is **south backing** commencing with hardstanding areas immediately adjoining the property providing secluded outside dining area, the majority of the outside space is laid to established lawn with deep flower beds to one side while to the other side is pathway leading to the rear providing access to concrete panelled shed/outbuilding accessed by glazed solid wood door, additional brick built storage facility with timber doors.





To the side of the property is hardstanding providing access to the front garden via timber gate, while gate to the side provides access to the garage with shared access to the rear.

Garage /

Good size garage with timber double doors to front and personal door to and from garden to side, power connected.

Front Garden /

Block paved shared driveway commencing and leading to the garage. The front garden itself is attractively landscaped and provides an off street parking space but which could be altered to provide further parking facilities. Decorative chippings and pathway to accommodation makes up the remainder of the front garden.





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