

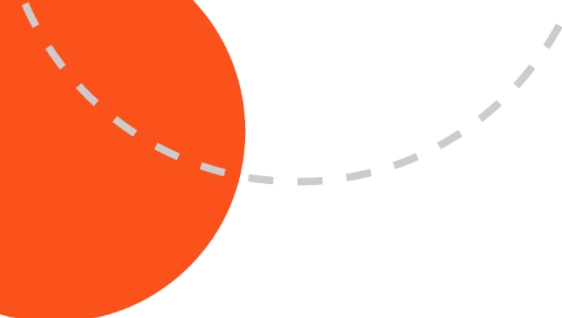


Church Road, Hadleigh, Essex, SS7 2DQ

3/4 bed detached family home / **Guide Price** £450,000 - £475,000 / t. 01702 555888

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Offered with no onward chain in this convenient location, a stone's throw from Hadleigh High Street is this deceptively spacious **three/four bedroom** detached family home. Having spacious reception rooms, well fitted kitchen, utility room and ground floor bathroom suite together with three generous size bedrooms and a shower room to the first floor. Outside there is a beautiful 'L' shaped south facing rear garden measuring approximately 100ft in depth which extends further to far rear with ample storage facilities, garage and off street to front.

Situated within walking distance and the catchments of both Hadleigh Infant & Junior schools whilst also having local shops, amenities and supermarkets close by. Local parks, Hadleigh Castle and woodland are also within easy reach. Needing some general modernisation throughout, this large detached property offers excellent scope for improvement and extension (subject to the necessary consent) if so desired. Viewings advised.

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Highlights

- / Spacious & Versatile Three/Four Bedroom Detached Home**
- / No Onward Chain**
- / Large Lounge/Ground Floor Bedroom**
- / Kitchen Open Plan To Sitting/Dining Room**
- / Utility Room**
- / Ground Floor Bathroom Suite**
- / Three Generous Size Bedrooms To First Floor**
- / Three Piece Shower Suite**
- / South Backing 'L' Shaped Rear Garden Measuring Approx. 100ft**
- / Garage**
- / Off Street Parking**
- / Ample Storage Facilities**
- / Gas Central Heating Via Vaillant Combination Boiler**
- / Stones Throw From Hadleigh Town Centre**
- / Hadleigh Infant & Junior School Catchments**
- / Needing Some General Modernisation**
- / Scope To Extend (subject to the necessary consent)**

Upvc double glazed leadlight entrance door with upvc obscure double glazed leadlight windows adjacent opening to:

Entrance Hall 16'7 x 5'6 \ Fitted carpet, radiator, power points, carpeted stairs with timber balustrade leading to first floor, coved ceiling, understairs storage cupboard, doors to accommodation off.

Lounge/Ground Floor Bedroom Four 18'8 Into Bay x 14' \ Upvc double glazed square bay window to front, laminate flooring, upvc obscure double glazed windows to side, two radiators, power points, T.V point, feature brick fireplace with storage units adjacent, coved ceiling, wall light points.

Kitchen 13'10 x 12' 'L' Shaped Maximum Measurements \ Comprising double bowl ceramic 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, space for Range style cooker with chimney style extractor above, space for tall fridge/freezer, tiled splashbacks, power points, laminate flooring, double glazed window to side, inset spotlights, display cabinets, open plan to:

Sitting/Dining Room 20' x 14' \ Fitted carpet, four radiators, T.V point, power points, upvc obscure double glazed window to side, smooth plastered and coved ceiling, thermostat control, double glazed sliding patio doors overlooking and providing access to rear garden, door to:

Utility Room 7'9 x 5'6 \ Roll edge worktop, space and plumbing for washing machine and tumble dryer, laminate flooring, power points, upvc double glazed leadlight window to rear.

Ground Floor Bathroom \ Three piece suite comprising large corner panelled bath with shower over and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, upvc obscure double glazed windows to side, radiator, tiled effect flooring, tiled walls, smooth plastered ceiling, airing cupboard with shelving and ladder towel radiator.



Landing \ Fitted carpet, loft access hatch, smooth plastered and coved ceiling with inset spotlights, doors to accommodation off.

Bedroom One 18'1 x 12'1 \ Upvc double glazed window to front, fitted carpet, power points, radiator, T.V point, coved ceiling, ample fitted wardrobes/storage units with further eaves access behind, fitted dresser unit.

Bedroom Two 16' x 10' \ Upvc double glazed window to rear, fitted carpet, power points, radiator, eaves storage cupboards, coved ceiling.

Bedroom Three 10'8 x 9'10 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes and dresser unit, coved ceiling.

Shower Room \ Three piece suite comprising shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, obscure double glazed window to side, tiled effect flooring, radiator, tiled walls, smooth plastered ceiling with inset spotlights.

Rear Garden \ The property benefits from a lovely south backing rear garden measuring approximately 100ft in depth which is 'L' shaped extending to the right to far rear with further garden area currently used as yard measuring 27' x 24' laid to hardstanding with ample storage facilities. The garden is mostly laid to block paved patio providing excellent outside seating/dining facility with central circular lawned area, to far rear is further established lawn, well stocked flowerbeds, screen panelled fencing to borders, ample timber sheds and summerhouse with power and light connected, side access to front via both sideways through gates, further storage facility leading to outside w.c.

Garage 13'11 x 8'1 \ Up and over door to front, power and light connected, wall mounted Vaillant combination boiler.

Front Garden \ Driveway providing off street parking.









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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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