



Orchill Drive, Hadleigh, Essex, SS7 2LS

3 bed detached house / **Guide Price** £550,000 - £575,000 / t. 01702 555888

amos



Tucked away in the highly desired Orchill Drive, directly off of Poors Lane, is this bright and spacious **three bedroom detached** family home sitting on a generous size plot with excellent scope to extend to the side and rear (with plans previously passed) if so desired. Offered with no onward chain the property boasts large lounge/diner, well fitted kitchen, study/playroom and ground floor shower room together with three excellent size bedrooms, bathroom suite and separate w.c to the first floor. Outside there is lovely rear, side and front gardens as well as a garage which provide extensive off street parking facilities.

Situated in this quiet yet convenient cul de sac a short walk from local woodland, parks and Hadleigh Town Centre with its array of shops, supermarkets and café's whilst also having excellent local schools nearby, the property being within the Hadleigh Infant & Junior school catchments. Rarely do properties in this sought after turning become available and we would therefore advise viewing at your earliest convenience.

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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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Highlights

- / Bright & Spacious Three Bedroom Detached Family Home**
- / No Onward Chain**
- / Large Lounge/Diner**
- / Well Fitted Kitchen**
- / Study/Playroom**
- / Ground Floor Shower Room**
- / Good Size Bedrooms**
- / Bathroom Suite & Separate W.C**
- / Generous Size Plot With Lovely Gardens**
- / Garage & Ample Off Street Parking**
- / Plans Previously Passed To Extend**
- / Highly Regarded Cul De Sac Directly Off Of Poores Lane**
- / Short Stroll To Woods, Town Centre And Local Park**
- / Hadleigh Infant/Junior School Catchments**
- / Gas Central Heating**
- / Double Glazing Throughout**
- / Rare Opportunity**



Double glazed entrance door opening to:

Entrance Hall \ Fitted carpet, radiator, carpeted stairs leading to first floor, smooth plastered and coved ceiling, doors to accommodation off.

Lounge 24' x 11'11 \ Floor to ceiling double glazed window to front, fitted carpet, power points, T.V point, radiator, double glazed sliding patio doors providing access to rear garden, feature fireplace with timber mantle and tiled hearth, wall light points, door to inner lobby.

Inner Lobby \ Laminate flooring, understairs storage cupboard, double glazed door leading to garden, door to kitchen.

Kitchen 11' x 10'5 \ 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, integrated oven, inset four ring gas hob with extractor over, space and plumbing for washing machine, space for tall fridge/freezer, wall mounted Glow Worm combination boiler, double glazed window to rear, laminate flooring, tiled splashbacks, power points, smooth plastered and coved ceiling.

Study/Playroom 9' x 7'4 \ Double glazed window to front, fitted carpet, radiator, power points.

Ground Floor Shower Room \ Three piece suite comprising corner shower cubicle with shower over, push button w.c, pedestal wash basin tiled flooring, tiled walls, radiator, obscure double glazed window to side.

Landing \ Fitted carpet, smooth plastered and coved ceiling, loft access hatch, obscure double glazed window to rear, cupboard with shelving, doors to accommodation off.

Bedroom One 14' x 12'9 Into Wardrobe Depth \ Double glazed windows to front, fitted carpet, radiator, power points, T.V point, fitted wardrobes.



Bedroom Two 12'8 x 11'11 \ Double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Three 10'3 Into Wardrobe Depth x 7'11 \ Double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes and dresser unit.

Bathroom \ Two piece suite comprising panelled bath, pedestal wash basin, radiator, vinyl flooring, smooth plastered ceiling, obscure double glazed window to side, half tiled to suite surround.

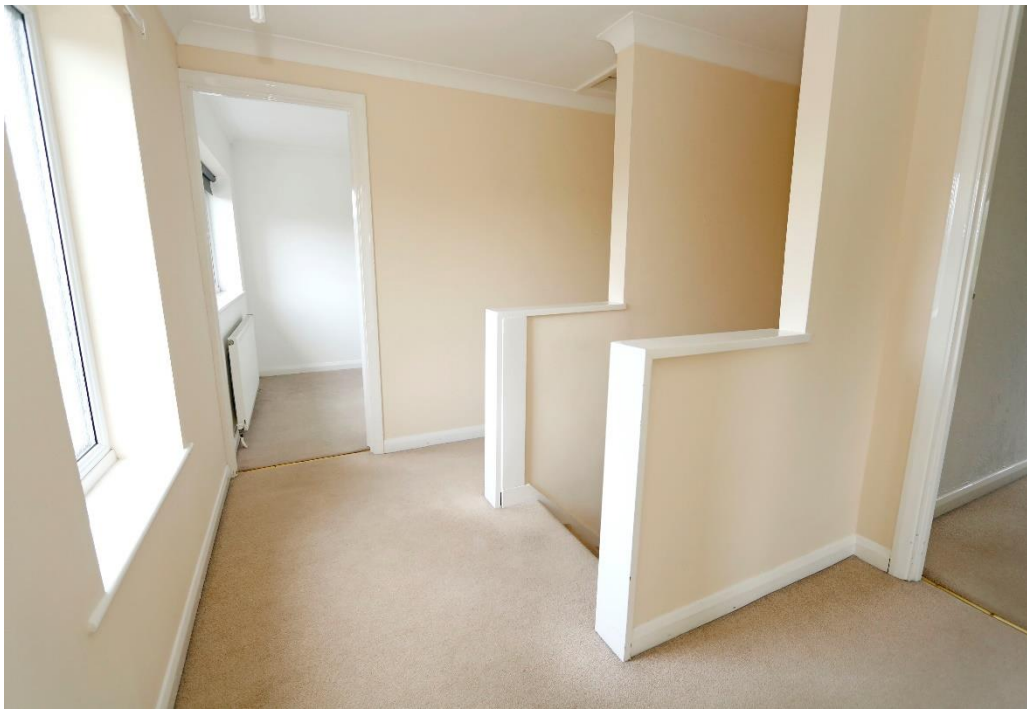
Separate W.C \ Push button w.c, obscure double glazed window to rear, vinyl flooring, smooth plastered ceiling.

Rear Garden \ The property benefits from generous size rear and side gardens providing excellent scope to extend (subject to the necessary consent). Commencing with large expanse of patio with step down continuing to far rear. The remainder is mainly laid to established lawn which continues to the side of the property with timber gates to and from front garden providing vehicular access of so desired, well stocked flowerbeds, fencing to borders, further side access via wrought iron gate, outside tap, access to garage.

Garage 20'8 x 8'7 \ Up and over door to front, personal door to side, power and light connected.

Front Garden \ Excellent frontage providing ample off street parking, mainly laid to lawn, pathway to property, wrought iron gate and retaining brick wall to front.









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