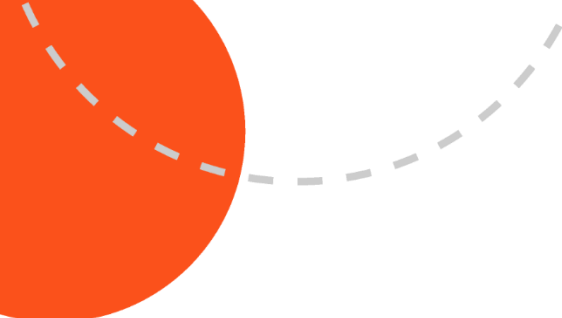




Homestead Gardens, Hadleigh, Essex, SS7 2AB
4 bed detached house / Guide Price £600,000 - £625,000 / t. 01702 555888

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An immaculate **four bedroom** detached family home in this enviable location within the heart of Hadleigh, backing onto Salvation Army fields therefore benefiting from beautiful views towards the Thames Estuary and beyond. The accommodation includes large lounge, stunning fitted kitchen/diner and a study/playroom together with generous size bedrooms, luxury en-suite shower room to master and further family bathroom suite. Outside there is a landscaped south facing rear garden with outbuilding and seating areas, storage facility to front and off street parking for up to four vehicles.

Situated within the sought after catchment area for Hadleigh Infant/Junior and King John schools, this home guarantees an excellent education for your children. The short walk to picturesque Hadleigh Castle and Country Park allows you to immerse yourself in history and nature, while the town centre is within close proximity, offering a variety of amenities, shops, and eateries. Blending style, comfort and convenience don't miss out on this excellent opportunity and book your viewing now!

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A space to call home.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1174.23 ft²

109.09 m²

Reduced headroom

10.01 ft²

0.93 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Well Presented Four Bedroom Detached Family Home**
- / Backing Directly Onto Salvation Army Fields**
- / Beautiful Views Towards The Thames Estuary & Beyond**
- / Large Lounge With Feature Fireplace**
- / Stunning Fitted Kitchen/Diner With High Quality Appliances**
- / Study/Playroom**
- / Generous Size Bedrooms**
- / Luxury En-Suite Shower Room To Master**
- / Modern Family Bathroom Suite**
- / South Facing Rear Garden**
- / Storage Facility**
- / Off Street Parking For Up To Four Vehicles**
- / Sought After Turning With Hadleigh**
- / Walking Distance To Town Centre, Hadleigh Castle & Country Park**
- / Hadleigh Infant/Junior & King John School Catchments**
- / Viewings Advised**

Entrance door opening to:

Entrance Hall \ Fitted carpet, smooth plastered and coved ceiling with inset spotlights, radiator, alarm keypad, carpeted stairs leading to first floor, door leading to:

Lounge 24'2 x 11'8 \ Double glazed window to front, fitted carpet, power points, T.V point, three radiators, smooth plastered and coved ceiling with decorative centre ceiling rose, feature fireplace with timber mantle and marble hearth housing open fire, double glazed french doors with double glazed windows adjacent providing access to rear garden and views over Salvation Army fields and the Thames Estuary, door leading to:

Kitchen/Diner 16'4 x 12'6 \ Stunning fitted kitchen/diner comprising ceramic double bowl sink and drainer unit with swan neck tap inset into range of attractive Quartz worktops with cream high gloss cupboards and drawers beneath and matching eye level units, integrated Neff oven with Neff microwave combi oven above, integrated fridge and freezer, integrated dishwasher, integrated washing machine, inset Neff induction hob with Quartz back plate and chimney style extractor above, Quartz splashbacks, tiled flooring with underfloor heating, power points, double glazed window to rear providing beautiful outlook over Salvation Army field towards the Thames Estuary, double glazed door to side leading to garden, radiator, smooth plastered ceiling with inset spotlights, door to:

Inner Hallway \ Tiled flooring, storage space, door to:

Study/Playroom 12'9 x 9' \ Formerly part of the garage which has been converted to provide further living space whilst the remainder is used as storage. Having fitted carpet, obscure double glazed window to side, power points, radiator, smooth plastered and coved ceiling with inset spotlights, cupboard housing Vaillant boiler.





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

Bedroom One 13'3 x 11'8 \ Double glazed window to front, fitted carpet, power points, USB charging points, smooth plastered and coved ceiling with inset spotlights, range of attractive fitted wardrobes with matching bedside units and dresser unit, cupboard housing hot water cylinder and shelving, door to:

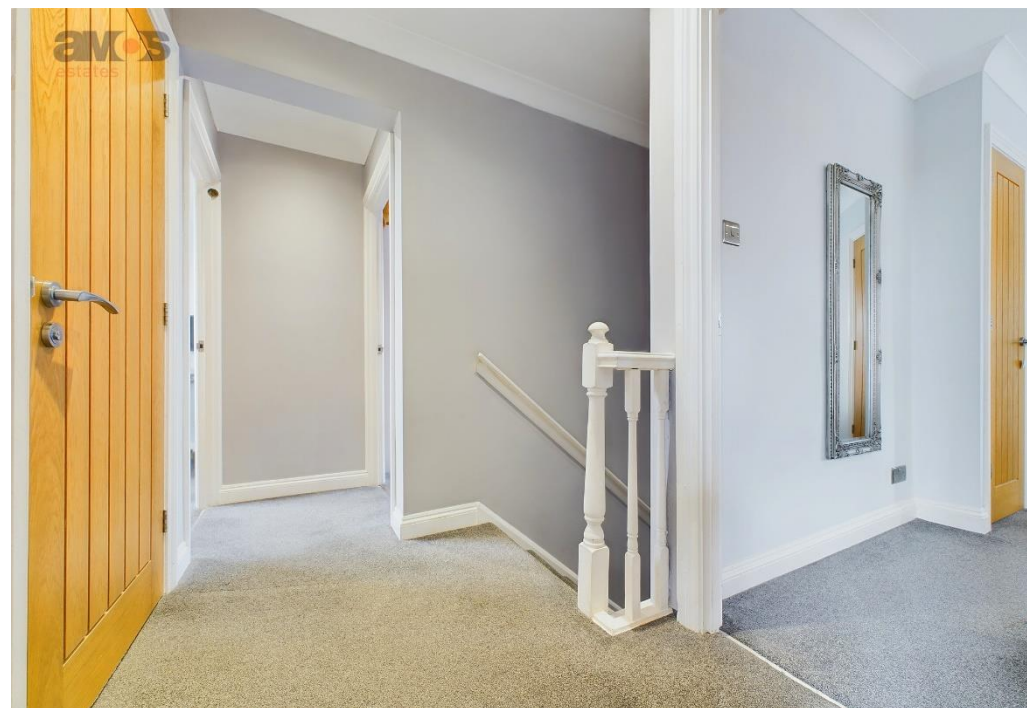
En-Suite Shower Room \ Luxury three piece suite comprising corner shower cubicle with drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring with gas central heating pipes underneath providing warmth, tiled walls, obscure double glazed window to front, ladder style heated towel radiator, extractor, smooth plastered ceiling with inset spotlights.

Bedroom Two 12' x 8'10 \ Double glazed window to front, fitted carpet, coved ceiling, power points, radiator.

Bedroom Three 10'6 x 8'2 \ Double glazed window to rear with beautiful views over Salvation Army fields and the Thames Estuary, fitted carpet, radiator, power points, coved ceiling.

Bedroom Four 8'11 x 7'7 Max \ Double glazed window to rear with beautiful views over Salvation Army fields and the Thames Estuary, fitted carpet, power points, radiator, coved ceiling.

Bathroom \ Modern three piece suite comprising panelled bath with chrome controls, drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled walls, tiled flooring with gas central heating pipes





underneath providing warmth, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, obscure double glazed window to rear.

Rear Garden \ The property benefits from this lovely landscaped south facing rear garden offering seclusion and privacy, backing directly onto Salvation Army fields therefore benefiting from beautiful views towards the Thames Estuary. Commencing with expanse of patio which continues to far rear providing ample outside seating/entertaining facilities. The remainder is mainly laid to established lawn, fencing to borders, outside tap, side access to front via timber gate, outside power points, access to outbuilding.

Outbuilding \ Power and light connected, providing ample storage, double glazed door to front. Ideal for further office space if so desired.

Storage Facility 8'3 x 4'7 \ The garage has been converted to provide the study/playroom with the remainder used as storage facility. Electric roller shutter door to front, power and light connected.

Front Garden \ Attractively paved driveway providing off street parking for up to four vehicles.



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

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