

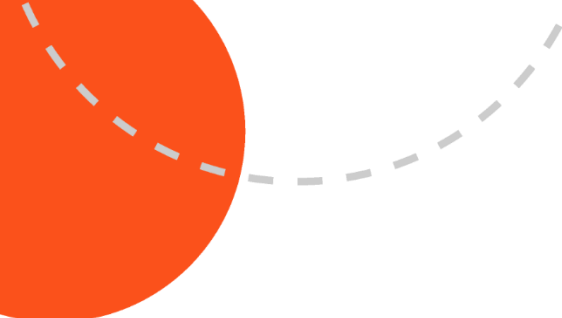


Central Avenue, DAWS HEATH, Hadleigh, Essex, SS7 2NP

4 bedroom detached house / Offers in excess of £575,000 / t. 01702 555888

amos

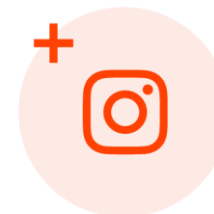




Welcome to Central Avenue, a highly desirable turning in the ever sought after Daws Heath, Hadleigh. We are delighted to present this stunning **four double bedroom** detached family home, offering spacious and versatile living accommodation throughout. Immaculately presented throughout, this property is sure to impress. Having spacious reception hall, large lounge, stunning kitchen/diner, utility room and ground floor w.c together with en-suite shower room to master and further four piece family bathroom suite. Outside there is a lovely private rear garden with elevated composite decking providing great outside entertaining, detached garage with off street parking adjacent. The property also benefits from having solar panels which we understand provide approximately £1500 cash back each year.

Ideally located a short walk from local woodland, John Burrows playing fields and Hadleigh Town Centre with its array of shops, supermarkets and café's. Transport links are a short drive away and excellent local schools are within easy reach, the property being with the Hadleigh Infant and Junior school catchments. Call now to book your viewing!

Find us on



A space to call home.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2055.46 ft²
190.96 m²

Reduced headroom

2.81 ft²
0.26 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360





Highlights

/ Bright & Spacious Four Double Bedroom Detached House

/ Large Reception Hall

/ Lounge With Bi-Folds & Log Burner

/ Stunning Kitchen/Diner

/ Utility Room

/ Ground Floor W.C

/ En-Suite Shower Room To Master

/ Modern Four Piece Family Bathroom Suite

/ Good Size Garden With Composite Decking

/ Garage & Driveway To Rear

/ Upvc Double Glazing Throughout

/ Gas Central Heating Via Combination Boiler

/ Well Presented Throughout

/ Sought After 'Daws Heath' Location

/ Close To Woods & John Burrows Park

/ Easy Reach Of Town Centre

/ Hadleigh Infant & Junior School Catchments

/ Solar Panels



Entrance door with obscure double glazed leadlight insert and upvc obscure double glazed leadlight windows adjacent opening to:

Reception Hall 13'2 x 11'10 \ Tiled flooring, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard, power points, telephone point, radiator, Hive heating controls, smooth plastered and coved ceiling with inset spotlights, doors to accommodation off.

Lounge 24'3 x 18'3 \ Upvc double glazed bi-folding doors providing access to rear garden, laminate flooring, upvc double glazed leadlight window to side, two radiators, smooth plastered and coved ceiling, wall light points, power points, T.V point, attractive feature fireplace housing log burner with granite hearth.

Kitchen/Diner 24'5 x 13'11 \ Luxury fitted kitchen/diner comprising stainless steel sink and drainer unit with extendable swan neck tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated wine chiller, integrated Miele oven with Miele steam oven above, integrated Fisher & Paykel fridge/freezer, inset Miele induction hob, tiled flooring, breakfast bar facility, two radiators, power points, LED lighting to plinth, upvc double glazed leadlight windows to front with made to measure shutters, smooth plastered ceiling with inset spotlights, space for dining table, door leading to:

Utility Room 8'7 x 7'1 \ Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards below and above, space and plumbing for washing machine, space and plumbing for dishwasher, tiled flooring, smooth plastered ceiling, wall mounted Vaillant combination boiler, upvc obscure double glazed door to side with upvc obscure double glazed window adjacent, power points, storage cupboard.

Inner Hallway \ Tiled flooring, smooth plastered ceiling, door leading to:

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage



below, ladder style heated towel radiator, tiled flooring, extractor, smooth plastered ceiling, upvc obscure double glazed window to side.

Landing \ Spacious galleried landing having continuation of fitted carpet, timber balustrade, radiator, power points, upvc obscure double glazed leadlight window to side, smooth plastered ceiling, doors to accommodation off.

Bedroom One 19'1 x 9'7 \ Upvc obscure double glazed leadlight window to side and further upvc double glazed leadlight window to rear, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling, door leading to:

En-Suite Shower Room 9'7 x 6' \ Modern three piece suite comprising large shower cubicle with drench style showerhead above, separate handheld attachment and tiled surround, push button w.c, vanity wash basin with chrome mixer tap and storage below, ladder style heated towel radiator, wood effect vinyl flooring, upvc obscure double glazed leadlight window to rear, extractor, smooth plastered ceiling with inset spotlights.

Bedroom Two 14'2 x 9'7 \ Upvc double glazed leadlight window to front and further upvc obscure double glazed leadlight window to side, fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Three 14'2 x 9'6 \ Upvc double glazed leadlight window to front and further upvc obscure double glazed leadlight window to side, fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Four 12'8 x 9'6 \ Upvc obscure double glazed leadlight window to side, fitted carpet, radiator, smooth plastered ceiling, power points.

Bathroom 11'11 x 5'10 \ Luxury four piece suite comprising large walk in shower unit with drench style showerhead above, separate handheld attached and attractive panelling to surround, low flush w.c, vanity wash basin with chrome mixer





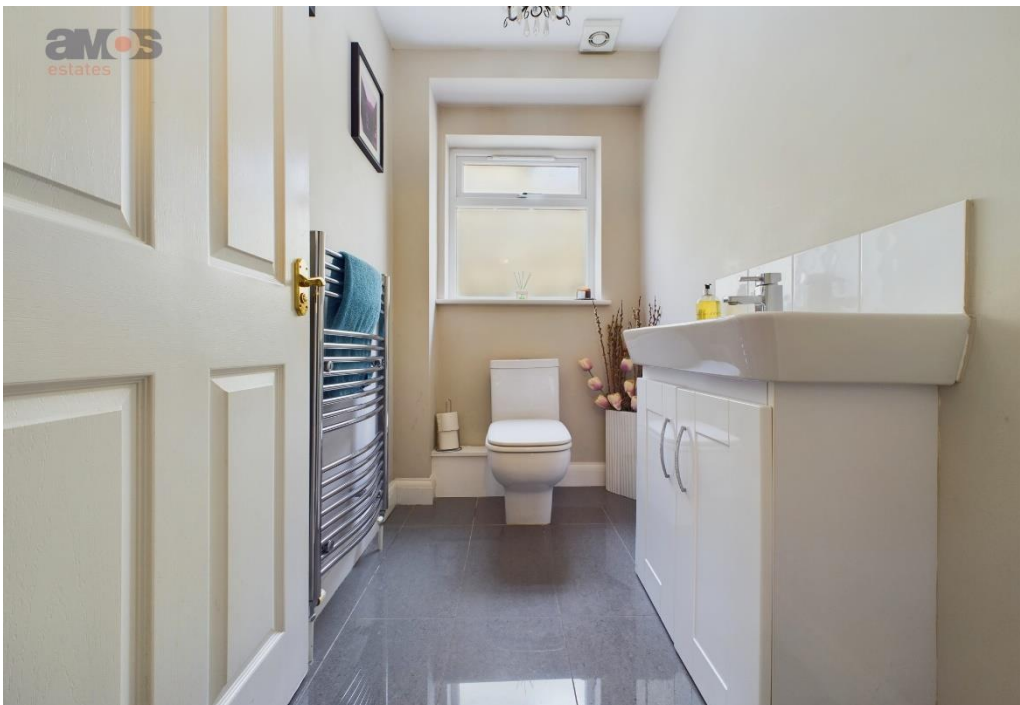
tap and storage below, panelled bath with chrome controls. separate handheld attachment and attractive panelling to surround, wood effect vinyl flooring, upvc obscure double glazed leadlight window to side, smooth plastered ceiling, ladder style heated towel radiator.

Rear Garden \ The property benefits from this lovely secluded rear garden commencing with elevated composite decking with LED lighting and glass surround providing excellent outside dining/entertaining facility. The remainder is mainly laid to established lawn with patio surrounding and well stocked flowerbed adjacent, fencing to borders, outside tap, side access to front via timber gate, further rear timber gate leading to driveway, access to:

Detached Garage 16'6 x 10'7 \ Upvc double glazed window and door to side, overhead storage, power and light connected, up and over door to front.

Driveway \ Driveway to rear of property accessed via Southfield Drive providing off street parking.

Front Garden \ Attractive front garden which continues to the side, with lawn, pathway, flowerbeds and retaining brick wall.













PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

