

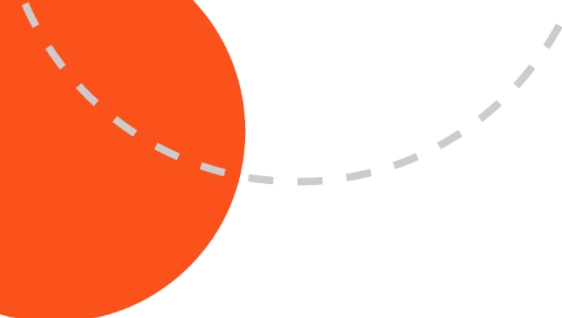


Church Way, Hadleigh, Essex, SS7 2EU

3 double bed terraced house / O.I.E.O. £395,000 / t. 01702 555888



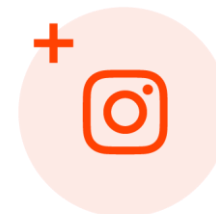




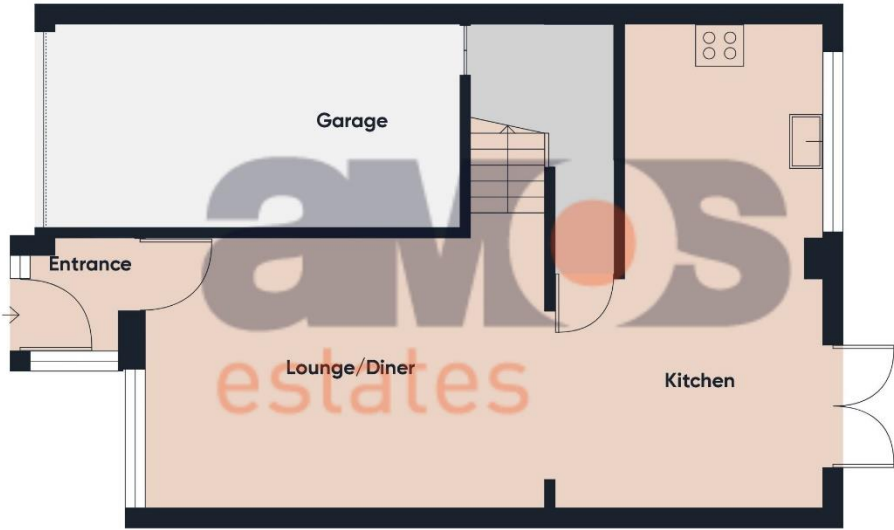
Welcome to this stunning **three double bedroom** family home in the desirable town of Hadleigh. Finished to the highest of standards, this property is perfect for those seeking bright, spacious and modern living. Boasting a large lounge/diner open plan to beautifully appointed kitchen with Quartz worktops, three excellent size bedrooms and a luxury four piece bathroom suite together with low maintenance west facing rear garden, garage and off street parking. Also benefiting from upvc double glazing throughout and gas central heating via combination boiler.

Tucked away in Church Way, a popular yet convenient turning within Hadleigh, a short walk from Hadleigh Town Centre with its array of shops, amenities and supermarkets whilst also having excellent local schools nearby, the property being within the Hadleigh Infant & Junior school catchments. Local parks, Hadleigh Castle, woodland and Leigh mainline station with direct links into London are also within close proximity.

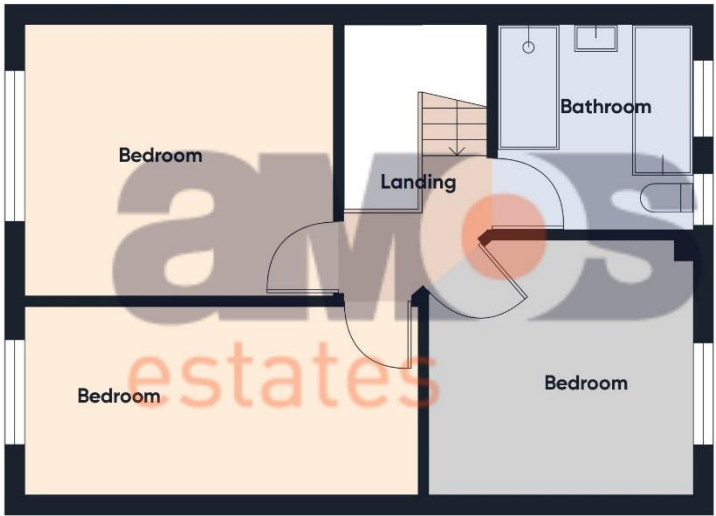
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A space to call home.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1114.17 ft²
103.51 m²

(1) Excluding balconies and terraces

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.

GIRAFFE 360





Highlights

- / Beautifully Presented Three Double Bedroom Family Home**
- / Finished To An Exceptional Standard**
- / Large Lounge/Diner Open Plan To Stunning Fitted Kitchen**
- / Generous Size Bedrooms**
- / Luxury Four Piece Bathroom Suite**
- / Low Maintenance West Facing Rear Garden**
- / Garage & Off Street Parking**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Quiet Cul De Sac Within Hadleigh**
- / Hadleigh Infant & Junior School Catchments**
- / Close To Hadleigh Town Centre**
- / Easy Reach Of Leigh Mainline Station**
- / Deceptively Spacious**
- / Must Be Viewed**

Attractive composite entrance door with upvc obscure double glazed window adjacent opening to:

Entrance Porch \ Upvc obscure double glazed window to side, laminate flooring, smooth plastered ceiling with inset spotlight, door leading:

Lounge/Diner Incorporating Kitchen 'L' Shaped Maximum Measurements 28'3 x 20'2 \ Bright and spacious lounge/diner open plan to beautifully appointed kitchen. Commencing with the lounge/diner having laminate flooring, two designer radiators, power points, T.V point for wall mounted flatscreen television, smooth plastered ceiling with inset spotlights, upvc double glazed window to front, carpeted stairs with timber balustrade leading to first floor, large storage cupboard with shelving, upvc double glazed french doors with integrated blinds providing access to rear garden. Open plan to stunning fitted kitchen comprising Caple sink with extendable swan neck mixer tap inset into range of attractive Quartz worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch oven with Bosch four ring induction hob above, Quartz back plate and chimney style extractor over, integrated dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, cupboard housing combination boiler, laminate flooring, power points, Quartz splashbacks, breakfast bar facility upvc double glazed window to rear, smooth plastered ceiling with inset spotlights.

Landing \ Continuation of fitted carpet, radiator at half landing, smooth plastered ceiling, loft access hatch, doors to accommodation off.

Bedroom One 13' x 11'8 \ Upvc double glazed window to front, smooth plastered ceiling, fitted carpet, radiator, power points.

Bedroom Two 11'5 x 10'10 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, power points.





Bedroom Three 16'6 x 8'2 \ Upvc double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

Bathroom 8'10 x 8'3 \ Bespoke four piece suite comprising large walk in shower cubicle with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, panelled bath with chrome controls and handheld attachment, push button w.c, mostly tiled walls, tiled flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, upvc obscure double glazed windows to rear.

Rear Garden \ A low maintenance west facing rear garden which has been landscaped to a high quality. Commencing with expanse of slate patio whilst the remainder is laid to astro turf, screen panelled fencing to borders, rear timber gate providing walkway access to and from Church Road, outside power points, outside tap.

Garage 16'11 x 8'4 \ Up and over door to front, power and light connected, tap, housing meters and consumer unit.

Front Garden \ Driveway providing off street parking with lawned area and pathway adjacent.







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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.

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