

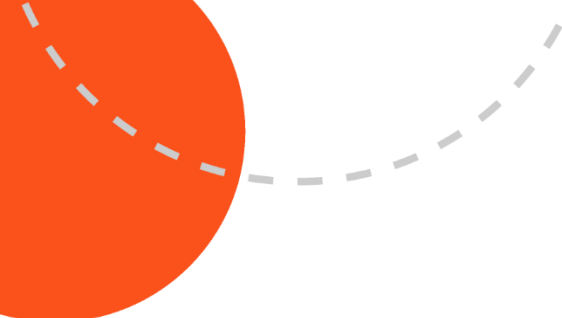


New Road, Hadleigh, Essex, SS7 2RL

3 bed semi detached house / Guide Price £400,000 - £425,000 / t. 01702 555888







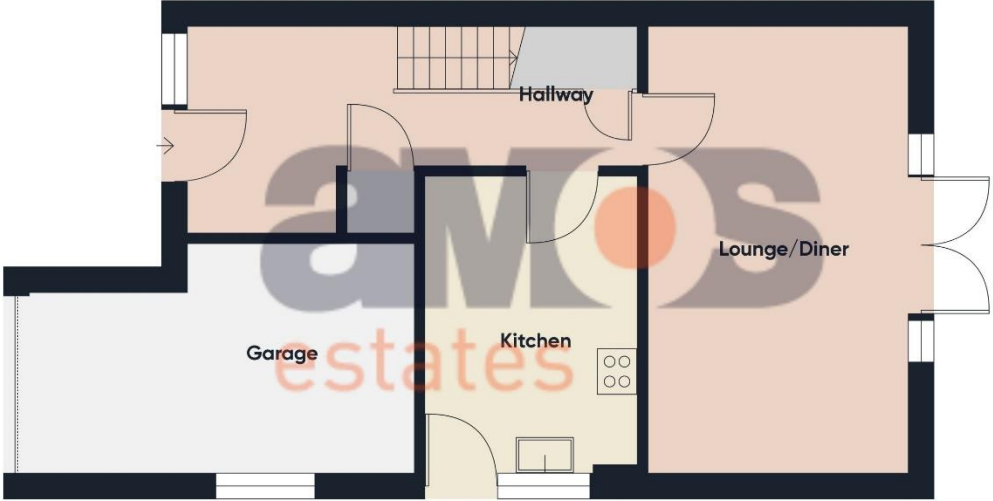
Welcome to this deceptively spacious and well presented **three bedroom** semi detached family home in the heart of Hadleigh, offering a great opportunity for families looking for a comfortable and convenient living space. The potential to extend the property further (subject to the necessary consent) or convert the garage, opens up an exciting opportunity for those looking to customize and increase their living space. Boasting spacious entrance hall, large lounge/diner and a well fitted kitchen together with generous size bedrooms and a luxury three piece bathroom suite. Outside there is a south facing rear garden measuring approximately 60ft in depth, garage and off street parking.

Situated in the popular 'New Road', a short walk from Hadleigh Town Centre with its array of shops, cafés and supermarkets as well as Hadleigh Country Park and John Burrows playing fields. Excellent local schools can also be found nearby, the property being within the Westwood Academy catchment. Don't miss out on this lovely family home in a great location, call now to book your viewing!

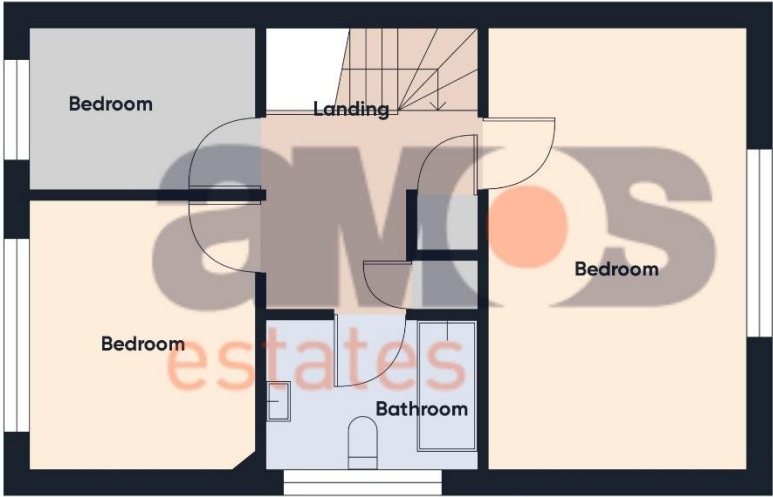
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# A space to call home.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1124.61 ft<sup>2</sup>  
104.48 m<sup>2</sup>

(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.

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## Highlights

- / Well Presented Three Bedroom Semi Detached Family Home**
- / Bright & Spacious Accommodation**
- / Large Reception Hall**
- / Good Size Lounge/Diner**
- / Well Fitted Kitchen/Breakfast Room**
- / Generous Size Bedrooms**
- / Luxury Three Piece Bathroom Suite**
- / South Facing Rear Garden Measuring Approximately 60ft**
- / Garage & Off Street Parking**
- / Ample Storage**
- / Excellent Scope To Extend Or Convert Garage (subject to consent)**
- / Walking Distance To Town Centre & Local Parks**
- / Westwood Academy Catchment**
- / Gas Central Heating Via Combination Boiler**
- / Upvc Double Glazing Throughout**
- / Early Viewings Advised**



Upvc double glazed entrance door with upvc double glazed window adjacent opening to:

**Entrance Hall 18'9 x 8'7 Max** \ Laminate flooring, radiator, power points, thermostat control, understairs storage cupboard, further storage cupboard, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

**Lounge/Diner 18'8 x 11'** \ Upvc double glazed windows to rear with central upvc double glazed french doors providing outlook and access to rear garden, laminate flooring, power points, T.V point, radiator.

**Kitchen/Breakfast Room 12'6 x 9'** \ Well fitted kitchen comprising stainless steel double bowl sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker with chimney style extractor above, space for tall fridge/freezer, space and plumbing for washing machine, vinyl flooring, radiator, breakfast bar facility, smooth plastered ceiling, power points, window to side with door adjacent leading to sideways, tiled walls.

**Landing** \ Fitted carpet, loft access hatch, two storage cupboards, doors to accommodation off.

**Bedroom One 18'8 x 11'** \ Upvc double glazed window to rear, fitted carpet, power points, radiator.

**Bedroom Two 11'6 x 9'7** \ Upvc double glazed window to front, fitted carpet, power points, radiator.

**Bedroom Three 9'7 x 7'** \ Upvc double glazed window to front, fitted carpet, radiator, power points.

**Bathroom** \ Luxury three piece suite comprising panelled bath with drench style showerhead above and separate handheld attachment, low flush w.c, pedestal wash basin with tiled splashbacks, tiled flooring, tiled to bath surround, upvc obscure









double glazed window to side, extractor, smooth plastered ceiling with inset spotlights, ladder style heated towel radiator.

**Rear Garden** \ The property benefits from a secluded south backing rear garden measuring approximately 60ft in depth. Commencing with patio providing outside seating facility whilst the remainder is mainly laid to established lawn screened by conifers, fencing to borders, side access to front via timber gate, outside tap.

**Garage 16'3 x 9'10 Max** \ Power and light connected, up and over door to front, recently installed wall mounted combination boiler, housing meters and consumer unit, upvc double glazed window to side. Excellent potential for conversion to provide further living accommodation if so desired.

**Front Garden** \ Block paved providing off street parking.











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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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