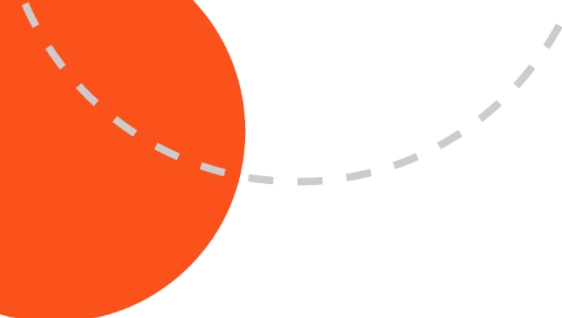




Church Road, Hadleigh, Essex, SS7 2DQ

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





Welcome to this stunning **four bedroom** detached family home offering modern trends whilst retaining plenty of charm and character. Spanning over three floors, this property offers a spacious and versatile layout that perfectly accommodates family living. With its blend of contemporary features and timeless charm, this house is truly special. Boasting large lounge/diner, sitting room, well fitted kitchen and utility/ground floor w.c together with generous size bedrooms, study/playroom and a bespoke three piece bathroom suite. Outside there is a south facing rear garden and off street parking to front. The property is offered with no onward chain, allowing for a smooth and stress-free purchasing process.

Located just a stone's throw away from Hadleigh High Street, you'll have easy access to a range of local amenities, including shops, supermarkets, and cafes. The property is also situated within excellent school catchments, including Hadleigh Infants and Juniors, making it an ideal choice for families with children. Hadleigh's historic castle and Hadleigh Country Park are also within easy reach. Viewing is highly recommended to truly appreciate the beauty and quality on offer. Call now to book your viewing!

### Find us on



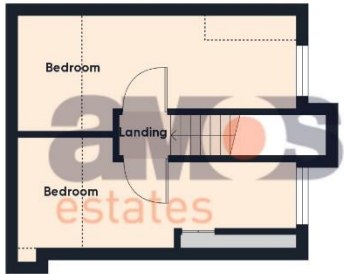
# A space to call home.



Floor 0



Floor 1



Floor 2



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

1196.09 ft<sup>2</sup>  
111.12 m<sup>2</sup>

**Reduced headroom**

81.05 ft<sup>2</sup>  
7.53 m<sup>2</sup>

(1) Excluding balconies and terraces

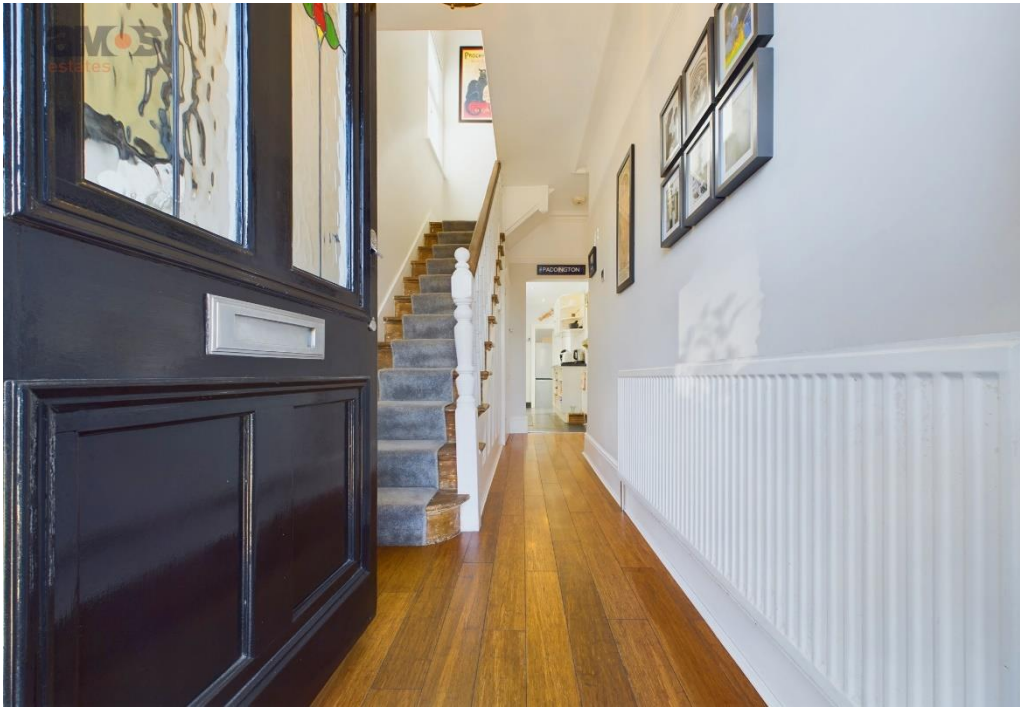
Reduced headroom  
..... Below 5 ft/1.5 m

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.

GIRAFFE360





## Highlights

- / Beautiful Four Bedroom Detached Residence**
- / Plenty Of Charm & Character**
- / Set Over Three Floors**
- / Large Lounge/Diner**
- / Sitting Room**
- / Well Fitted Kitchen**
- / Utility Room/Ground Floor W.C**
- / Good Size Bedrooms**
- / Study/Playroom**
- / Luxury Three Piece Bathroom Suite**
- / South Facing Garden**
- / Off Street Parking**
- / Beautifully Presented Throughout**
- / No Onward Chain**
- / Stones Throw From High Street**
- / Excellent School Catchments**

Recessed storm porch with hardwood feature entrance door with glazed leadlight insert and adjacent obscure glazed side window opening to:

**Entrance Hall** \ Wood block flooring, stairs with white painted balustrade leading to first floor accommodation, understairs storage cupboard housing central heating Baxi boiler with double glazed window to side and continuation of wood block flooring, wall mounted thermostat, radiator, high smooth plastered and coved ceiling, picture rail, doors to accommodation off.

**Lounge/Diner 27'3 x 11' Narrowing At Far End** \ A stunning open plan reception room having high ceilings, splay bay upvc double glazed windows to front, radiator, wood block flooring, feature fireplace with a slate style mantle and fitted log burner, further radiator with attractive lattice cover, high smooth plastered and coved ceiling with twin embossed centre roses, power points, T.V point, Georgian style french doors to rear leading to sitting room.

**Sitting Room 10' x 9'10** \ Continuation of grey slate tiled flooring, central upvc double glazed french doors adjacent to upvc double glazed windows opening to and overlooking the attractive rear garden, power points, twin feature coloured leadlight semi-circular windows to front, feature display style fireplace to one wall, T.V point, radiator, vaulted glazed ceiling doorway to kitchen.

**Kitchen 11'6 x 5'11** \ Well fitted kitchen comprising modern stainless steel sink unit with antique style stainless steel mixer tap inset into a range of roll edge granite effect work surfaces continuing to the expanse of two opposing walls with white cupboards and drawers beneath and matching eye level units one with corner display shelving, integrated brush chrome Bosch fan assisted oven and five ring Bosch gas hob with brush chrome chimney style extractor above, upvc double glazed window to side. white Victorian style tiled splashbacks to walls,







grey slate tiled flooring, power points, radiator, smooth plastered ceiling, doorway to utility room.

**Utility Room/Cloakroom 6' x 5'11** \ Double glazed obscure window to side, further roll edge granite effect work surfaces, space and plumbing for washing machine and tumble dryer over, space for tall fridge/freezer, low flush w.c and pedestal wash hand basin with tiled splashbacks, tiled flooring, smooth plastered ceiling.

**Landing** \ Carpeted, continuation of white painted balustrade, upvc double glazed window to side, doors to accommodation off.

**Bedroom One 12'2 x 11'1** \ Good size bedroom with high smooth plastered and coved ceiling, twin upvc double glazed windows to front, radiator, power points, grey fitted carpet, feature cast iron Victorian fireplace.

**Bedroom Two 12'3 x 9'11 Narrowing To 6'10** \ Upvc double glazed window to rear providing attractive outlook over the rear garden, radiator, grey fitted carpet, power points, smooth plastered and coved ceiling, T.V point.

**Study/Playroom 9'1 x 7'9** \ A lovely bright room being dual aspect having upvc double glazed square bay windows to side, further upvc double glazed window to rear, radiator, wood effect vinyl flooring, smooth plastered and coved ceiling, concealed corner stairway with stairs leading to second floor accommodation.

**Family Bathroom** \ Luxury three piece suite comprising roll top claw foot bath with Victorian style handheld mixer tap with shower attachment and overhead waterfall showerhead with separate thermostatic tap and screen curtain, pedestal hand basin with tiled splashback, low flush w.c, fully tiled to two walls in a range of Victorian style white ceramics, upvc double glazed frosted glass windows to rear, smooth





plastered and coved ceiling, black and white tiled flooring, radiator, stainless steel heated towel rail.

**Second Floor Landing** \ Carpeted, panelled doors to accommodation off.

**Bedroom Three 18'11 x 6'1 Widening To Far End** \ Upvc double glazed windows to rear, radiator, fitted carpet, power points, T.V point, smooth plastered ceiling, skylight to front aspect, eaves cupboard.

**Bedroom Four 18'11 x 7'4 Narrowing To 4'6 At Far End** \ Upvc double glazed window to rear, radiator, fitted carpet, power points, smooth plastered ceiling with inset spotlights and coving, skylight window to front, eaves storage cupboard. At the far end of the room is a built in wardrobe with separate storage area.

**Rear Garden** \ The property benefits from a sunny south backing rear garden. Commencing with a paved patio area to the immediate rear, exterior security lighting, raised flower and shrub borders. The remainder of the garden is mainly lawned, large wooden shed to far rear with further patio adjacent, screen panelled fencing to borders, side access to front via wooden gate, outside tap, outside power points.

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









**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](https://amosstates.com)