

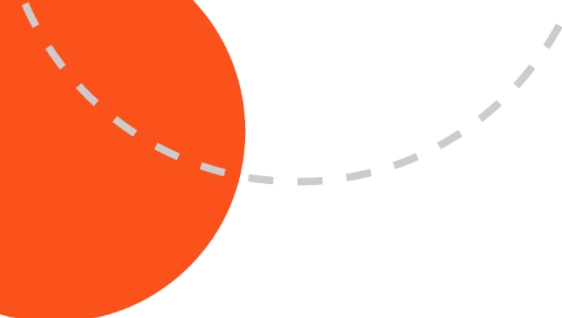


Falbro Crescent, Hadleigh, Essex, SS7 2SF

3 bed semi detached house / **Guide Price** £475,000 / t. 01702 555888



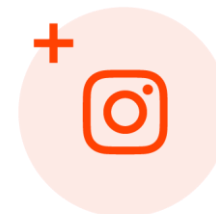




Introducing a delightful **three bedroom** semi detached family home in this sought after turning within Hadleigh, offering plenty of charm and character together with spacious accommodation for all the family. Boasting two large reception rooms, well fitted kitchen, generous size bedrooms (one of which could be converted into two) and a modern family bathroom suite. Outside there is a beautiful rear garden, garage and off street parking to front.

Situated in the enviable location within easy reach of local woods, parks and Hadleigh Town Centre with its array of shops, café's and supermarkets whilst also having transport links a short distance away. Excellent local schools can also be found nearby, the property being within catchment and walking distance of Westwood Academy. Offered with no onward chain, viewings are advised.

Find us on



A space to call home.



Floor 0



Floor 1

amos
estates

Approximate total area⁽¹⁾

1241.4 ft²
115.33 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.

GIRAFFE360



amos
estates



Highlights

- / Attractive Three Bedroom Semi Detached Family Home**
- / Bright And Spacious Throughout**
- / Two Large Reception Rooms**
- / Well Fitted Kitchen/Breakfast Room**
- / Generous Size Bedrooms**
- / Scope To Convert Bedroom One Into Two Bedrooms**
- / Modern Bathroom Suite**
- / Garage & Off Street Parking**
- / Beautiful Rear Garden**
- / Gas Central Heating Via Combination Boiler**
- / Immaculately Presented**
- / No Onward Chain**
- / Oozing Charm & Character**
- / Westwood Academy School Catchment**
- / Close To Town Centre**
- / Easy Reach Of Local Woods & Parks**

Double glazed entrance door opening to:

Entrance Hall \ Fitted carpet, power points, radiator, understairs storage cupboard, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

Lounge 18' x 10'10 \ Double glazed window to front, fitted carpet, two radiators, power points, T.V point, double glazed sliding patio doors overlooking and providing access to rear garden, feature fireplace with timber mantle and marble hearth.

Dining Room 13'10 x 11'11 \ Double glazed window to front, fitted carpet, power points, radiator, feature fireplace with timber mantle and tiled hearth housing gas fire, display cupboard.

Kitchen/Breakfast Room 17' x 6'8 \ Well fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Zanussi oven with Neff four ring gas hob above and extractor over, space and plumbing for washing machine, space for fridge, freezer and tumble dryer, attractive tiled splashbacks, power points, coved ceiling, radiator, two double glazed windows to rear with central obscure double door leading to garden, large cupboard housing Vaillant combination boiler with shelving, power points and window to rear.

Landing \ Continuation of fitted carpet, double glazed window to front, feature circular stained glass window to front at half landing, storage cupboard, loft access hatch, doors to accommodation off.

Bedroom One 18'3 x 11'2 \ Dual aspect room having double glazed windows to front and rear, fitted carpet, power points, radiator.

Bedroom Two 12'1 x 11'5 \ Double glazed window to front, fitted carpet, radiator, power points, storage cupboard.



Bedroom Three 9'5 x 9'4 \ Double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes.

Bathroom \ Modern three piece suite comprising panelled bath with shower over and separate handheld attachment, vanity wash basin with storage below, push button w.c, ladder style heated towel radiator, double glazed window to rear, smooth plastered ceiling, radiator, tiled walls.

Rear Garden \ The property benefits from this beautiful established rear garden. Commencing with patio area providing excellent outside seating facility, leading to established lawn with well stocked flowerbeds surrounding, stepping stones forming pathway with flowers, shrubs and plants adjacent leading to far rear, timber shed, outside tap, access to:

Garage 15'9 x 7'9 \ Personal door to and from garden, timber double doors to front, power and light connected.

Front Garden \ Driveway providing off street parking with lawn and flowerbeds adjacent.



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

