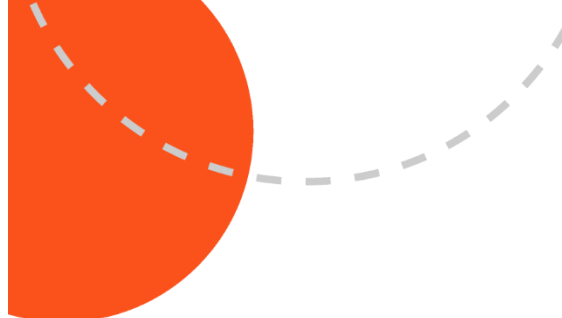




Pilgrims Way, Hadleigh, Essex SS7 2HU

4 bed detached House / Guide Price £450,000 - £475,000 / t. 01702 555888

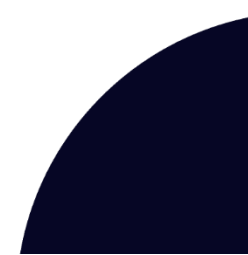




Welcome to this deceptively spacious **four bedroom** detached family home in immaculate condition throughout, tucked away in 'Pilgrims Way' a quiet cul de sac within Hadleigh backing directly onto local park. Boasting good size lounge, luxury fitted kitchen/diner and ground floor w.c together with generous size bedrooms and a three piece family bathroom suite. Outside there is a lovely size secluded rear garden with garage and ample off street parking to front. Also offering excellent scope to extend (subject to the necessary consent) if so desired.

Situated in the heart of Hadleigh being a short stroll from Hadleigh Town Centre with its array of shops, café's and supermarkets, local woodland and bus routes whilst also having excellent local schools nearby, the property being within the Hadleigh Infant and Junior school catchments.

Find us on





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1157.77 ft²
107.56 m²

Reduced headroom

7.93 ft²
0.74 m²

(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.

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Highlights

- \ Deceptively Spacious Four Bedroom Detached Family Home
- \ Well Presented Accommodation
- \ Good Size Lounge
- \ Modern Fitted Kitchen/Diner
- \ Ground Floor W.C
- \ Generous Size Bedrooms
- \ Three Piece Family Bathroom Suite
- \ Excellent Size Rear Garden
- \ Backing Onto The Crescent Park With Direct Access
- \ Garage & Ample Off Street Parking
- \ Quiet Cul De Sac Within Hadleigh
- \ Walking Distance To Hadleigh Town Centre & Local Woodland
- \ Easy Access To Leigh Mainline Station
- \ Hadleigh Infant & Junior School Catchments
- \ Viewings Advised



White UPVC front door with decorative obscured double glazed window insert opening to:

Entrance Hall \ Herringbone style flooring, smooth plastered walls and ceiling, inset spotlights, radiator, power points, storage to front of entrance hall via panelled doors, Nest thermostat control, understairs space currently used as study area with cupboard housing Viessmann combi boiler with meter adjacent.

Lounge 16'4 x 10'6 \ UPVC double glazed window to front elevation, smooth plastered walls and ceiling, wood laminate flooring, radiators, power points, T.V point.

Kitchen/Diner 22'7 x 8'11 \ Modern fitted kitchen open plan to dining area. Comprising range of eye and base level storage cupboards, soft close drawers and doors, integrated square edge white work top with grey sink and drainer and chrome mixer tap, integrated dishwasher, integrated washing machine, space for American style fridge/freezer, Neff oven with induction hob and extractor above, inset spot lights, smooth plastered walls and ceiling, UPVC double glazed window to rear with adjacent UPVC double glazed French door and side windows, obscured double glazed window to side elevation, Herringbone style flooring, brushed chrome electric points, radiator.

Ground Floor W.C 5' x 2'9 \ Two piece suite comprising white low level push button flush W.C, hand basin with chrome mixer tap insert into storage unit, inset spotlights, obscured double glazed window to side elevation, Herringbone style flooring.

Landing \ Continuation of fitted carpet, power points, UPVC obscure double glazed window to side, smooth plastered ceiling, loft access hatch with drop down ladder which we are advised is boarded and insulated, doors to accommodation off.

Bedroom One 13'1 x 9'4 \ Carpet to floor, UPVC double glazed window to rear elevation, smooth plastered walls and ceiling with coving, radiator, power points. and.





Bedroom Two 10'9 x 9'2 \ Carpet to floor, UPVC double glazed window to front elevation, smooth plastered walls and ceiling with coving, radiator, power points.

Bedroom Three 9'7 x 9'3 \ Carpet to floor, UPVC double glazed window to rear, smooth plastered walls and ceiling with coving, radiator, power points.

Bedroom Four 10'9 x 7'4 \ Carpet to floor, UPVC, double glazed window to front, smooth plastered walls and ceiling with coving, radiator, power points.

Bathroom 8'6 x 6'8 \ Three piece suite comprising white panelled bath with chrome hot and cold taps and chrome shower attachment, white pedestal wash hand basin with chrome single mixer tap, low level push button flush W.C, coving to smooth plastered ceiling, vanity cupboard, shaver point, obscured double glazed window to front elevation, laminate flooring, radiator.

Rear Garden \ A deceptively large rear garden mainly laid to lawn with panelled fencing to borders, awning to rear of garage, pergola with decking and external heating via wood burning stove, outside lighting timber gate to rear providing direct access to The Crescent Park, side access to front, outside power points.

Garage 16'6 x 8'0 \ Up and over door to front, power and light connected.

Front Garden \ Block paved driveway providing ample off street parking with astro turf 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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