



Crescent Place, Hadleigh, Essex, SS7 2FN
4 bed semi detached family home / £495,000 / t. 01702 555888





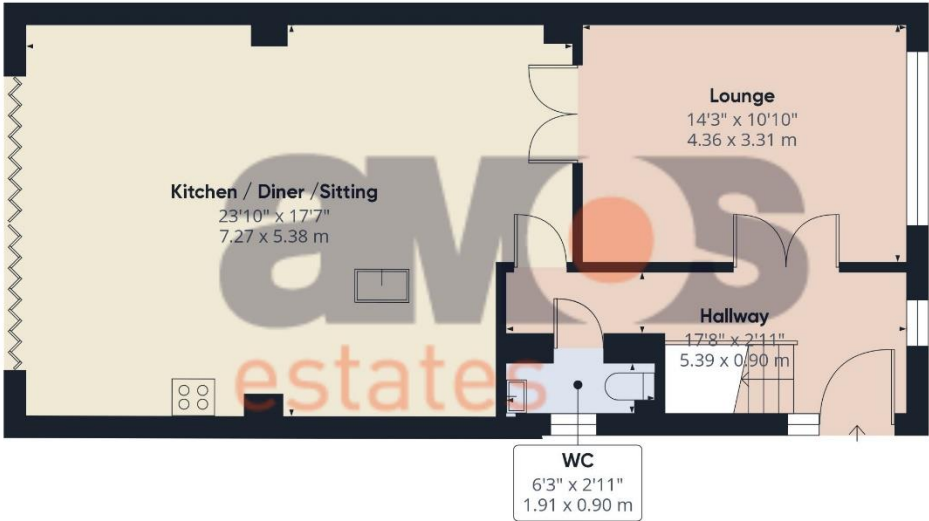
Welcome to this extended **four bedroom** semi detached family home tucked away in the quiet yet convenient turning 'Crescent Place' within the heart of Hadleigh. Boasting good size lounge, stunning open plan family room incorporating a luxury fitted kitchen and ground floor w.c together with family bathroom suite to the first floor. Outside there is a landscaped rear garden providing seclusion and privacy whilst there are two allocated off street parking spaces to front.

Situated a short stroll from The Crescent Park, local woodland and Hadleigh Town Centre with an array of shops, supermarkets and café's whilst also having excellent local schools nearby, the property being within the Hadleigh Infant and Junior school catchments. Leigh mainline station with direct links into London Fenchurch Street is also a short drive away. Call now to view this perfect family home!

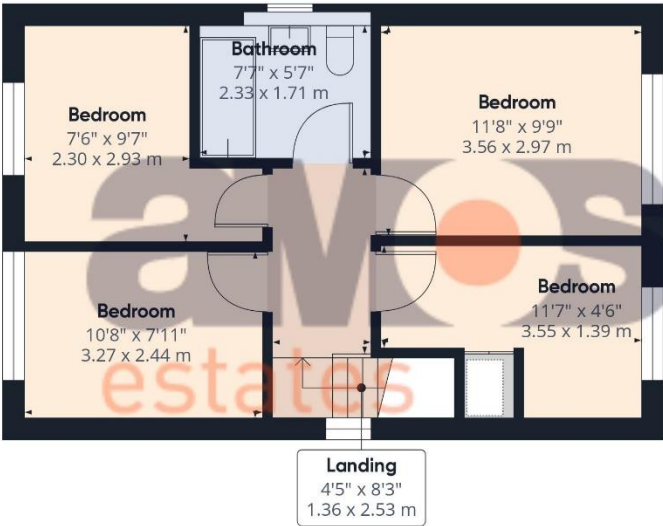
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1114.16 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Highlights

- / Extended Four Bedroom Semi Detached Family Home
- / Quiet Cul De Sac Within Hadleigh
- / Spacious Lounge
- / Stunning Open Plan Family Room Incorporating Luxury Kitchen
- / Ground Floor W.C
- / Three Piece Family Bathroom Suite
- / Secluded Low Maintenance Rear Garden
- / Off Street Parking For Two Vehicles
- / Upvc Double Glazing Throughout
- / Gas Central Heating
- / Walking Distance To The Crescent Park & Hadleigh Town Centre
- / Hadleigh infant & Junior School Catchments
- / Close To Woodland
- / Rarely Available In This Sought After Turning
- / EPC Rating C
- / Viewings Advised

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

Entrance Hall \ Wood effect flooring, upvc double glazed window to front, power points, radiator, smooth plastered ceiling with inset spotlights, understairs storage cupboard, thermostat control, doors to accommodation off.

Lounge 14'3 x 10'10 \ Upvc double glazed window to front, fitted carpet, power points, radiator, T.V point, smooth plastered ceiling, feature fireplace housing gas fire, double doors leading to:

Family Room Incorporating Kitchen/Dining/Sitting Room 23'10 x 17'7 \ A lovely open plan reception area with luxury fitted kitchen. Comprising Butler style sink with swan neck tap and moulded drainer inset into range of square edge worktops forming breakfast bar facility, with cupboards and drawers beneath, further square edge worktop to opposing wall with cupboards and drawers beneath and matching eye level units, integrated Neff oven with four ring gas hob above and chimney style extractor above, integrated dishwasher, space for American style fridge/freezer, integrated washing machine, display cabinets, under cupboard lighting, wood effect flooring, radiator, power points, smooth plastered ceiling with inset spotlights, two Velux windows, range of bi-folding doors to rear elevation providing access to rear garden, T.V point, door to and from hallway.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, wall hung wash basin with chrome mixer tap and tiled splashback, tiled flooring, radiator, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

Landing \ Fitted carpet, upvc double glazed window to side, power points, smooth plastered ceiling with inset spotlights, loft access hatch, doors to accommodation off.



Bedroom One 11'8 x 9'9 \ Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered ceiling, T.V point.

Bedroom Two 10'8 x 7'11 \ Upvc double glazed to rear, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights.

Bedroom Three 9'7 x 7'6 \ Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered ceiling with inset spotlights.

Bedroom Four 11'7 x 7'11 Max \ Upvc double glazed window to front, fitted carpet, power points, radiator, storage cupboard.

Bathroom \ Modern three piece suite comprising panelled bath with shower over and tiled surround, pedestal wash basin with chrome mixer tap, push button w.c, half tiled to remaining walls, shaver point, heated towel radiator, tiled flooring, upvc obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.

Rear Garden \ The property benefits from a lovely low maintenance rear garden offering seclusion and privacy. Commencing with area laid to astro turf with decking to far rear providing outside seating facility, fencing to border, side access to front via gate, outside tap.

Parking \ Two allocated parking spaces to front.











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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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