



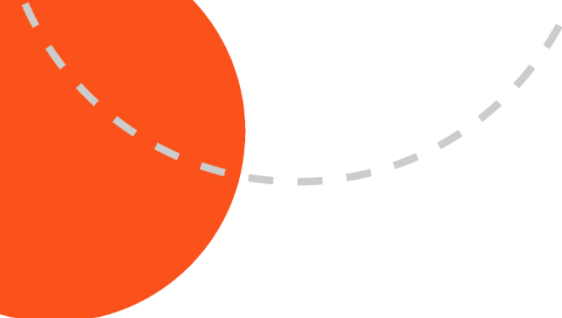
Sandbanks, Hadleigh, Essex, SS7 2AW

4 bed detached house / £550,000 / t. 01702 555888









Tucked away in this exclusive, quiet cul de sac within Hadleigh is this immaculate **four bedroom** detached family home. Boasting two reception rooms, conservatory, stunning fitted kitchen and ground floor w.c together with good size bedrooms and two luxury shower rooms including an en-suite to the master bedroom. Outside there is a lovely low maintenance rear garden, garage and off street parking to front.

The property is located in this peaceful and rarely available position yet being a short stroll from Hadleigh Town Centre, Hadleigh Country Park and Hadleigh Castle. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant/Junior and King John school catchments. Local transport links are also within easy access. Viewings advised.

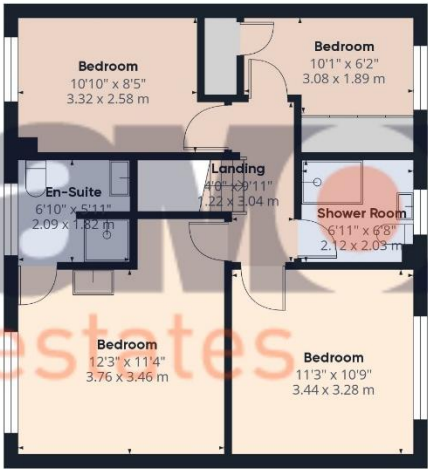
Find us on



A space to  
call home.



Floor 0



Floor 1

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

1375.06 ft<sup>2</sup>  
127.75 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 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.

GIRAFFE360







## Highlights

- / Spacious Four Bedroom Detached Family Home**
- / Two Reception Rooms**
- / Stunning Fitted Kitchen**
- / Conservatory**
- / Ground Floor W.C**
- / Good Size Bedrooms**
- / Luxury En-Suite Shower Room To Master**
- / Modern Family Shower Room**
- / Lovely Low Maintenance Rear Garden**
- / Garage & Off Street Parking**
- / Quiet Cul De Sac In This Popular Residential Area**
- / Hadleigh Infant/Junior & King John School Catchments**
- / Walking Distance To Hadleigh Country Park & Town Centre**
- / Well Presented Accommodation**
- / Must Be Viewed**



Upvc double glazed entrance door with obscure leadlight insert opening to:

**Entrance Porch** \ Fitted carpet, radiator, coved ceiling, door opening to:

**Lounge 17'8 x 13'6** \ Upvc double glazed leadlight window to front, fitted carpet, two radiators, power points, smooth plastered and coved ceiling, T.V point, feature fireplace housing gas fire, carpeted stairs with timber balustrade leading to first floor, open plan to:

**Dining Room 10'7 x 9'10** \ Continuation of fitted carpet, radiator, power points, thermostat control, smooth plastered and coved ceiling, door to lobby and double glazed sliding patio doors leading to:

**Conservatory 11'7 x 10'11** \ Upvc double glazed windows to sides and rear, upvc double glazed french doors leading to garden, tiled flooring, power points, wall light points.  
**Lobby** \ Fitted carpet, power point, coved ceiling, doors leading to ground floor w.c and kitchen.

**Kitchen 11'2 x 9'8** \ Stunning fitted kitchen comprising double bowl sink with swan neck mixer tap and moulded drainer inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Bosch oven, inset Bosch four ring gas hob with extractor above, integrated dishwasher, under cupboard lighting, tiled splashbacks, breakfast bar, power points, tiled flooring, upvc double glazed leadlight window to rear with upvc double glazed leadlight door adjacent leading to rear garden, understairs storage cupboard, door to and from garage, smooth plastered and coved ceiling with inset spotlights.

**Ground Floor W.C** \ Two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap, tiled splashback and storage below, fitted carpet, heated towel radiator, coved ceiling, upvc obscure double glazed leadlight window to rear.





**Landing** \ Fitted carpet, loft access hatch, coved ceiling, doors to accommodation off.

**Bedroom One 12'3 x 11'4 Plus Recess** \ Upvc double glazed square bay window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, door to:

**En-Suite Shower Room** \ Luxury three piece suite comprising enclosed shower unit with chrome controls, drench style showerhead above and separate handheld attachment, push button w.c, wash basin with chrome mixer tap, fully tiled walls and flooring, smooth plastered ceiling with inset spotlights, heated towel radiator, upvc obscure double glazed leadlight window to front.

**Bedroom Two 11'3 x 10'9** \ Upvc double glazed leadlight window to rear, fitted carpet, radiator, power points, coved ceiling.

**Bedroom Three 10'10 x 8'5** \ Upvc double glazed leadlight window to front, fitted carpet, power points, radiator, coved ceiling.

**Bedroom Four 10'1 x 6'2 Plus Wardrobe Depth** \ Upvc double glazed leadlight window to rear, fitted carpet, power points, radiator, coved ceiling, storage cupboard housing immersion tank, fitted wardrobes.

**Shower Room** \ Modern three piece suite comprising large walk in shower unit with drench style shower head above and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, shaver point, heated towel radiator, upvc obscure double glazed leadlight window to rear, extractor, smooth plastered ceiling with inset spotlights.







**Rear Garden** \ A lovely low maintenance rear garden commencing with patio which forms pathway around the property, the remainder is aid to established lawn with flowerbeds surrounding, further patio area currently used as storage facility, fencing to borders, outside power points, side access to front via timber gate.

**Garage 17'5 x 8'5** \ Electric up and over door to front, personal door to and from kitchen, plumbing for washing machine and further appliance space, housing wall mounted boiler and fuse box.

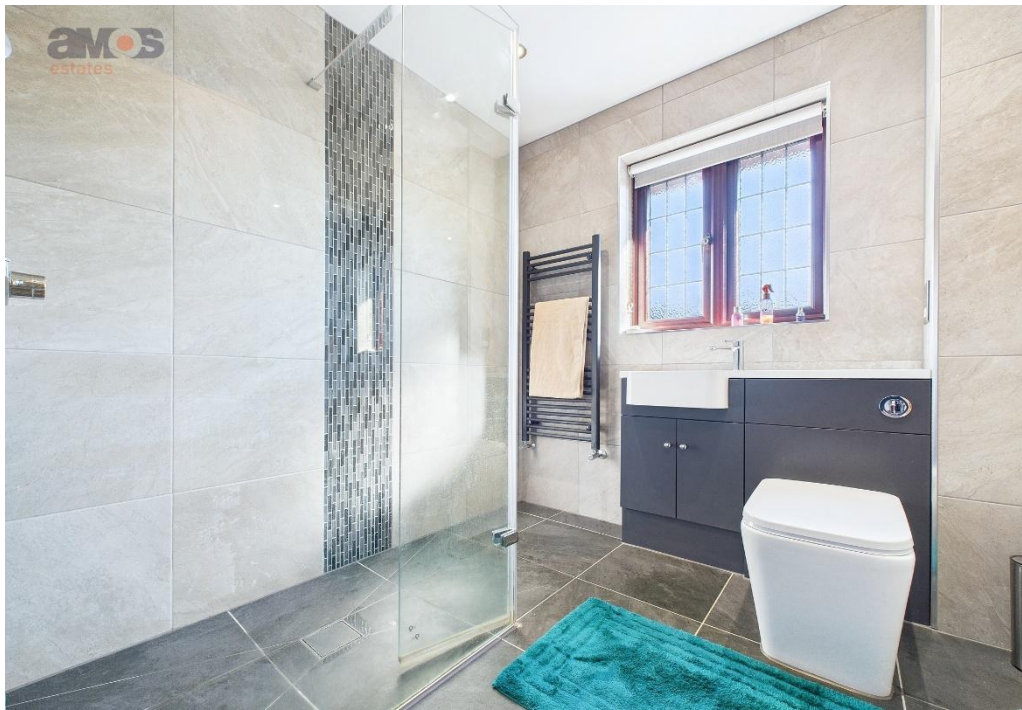
**Front Garden** \ Attractively paved driveway providing off street parking with lawned area adjacent.











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