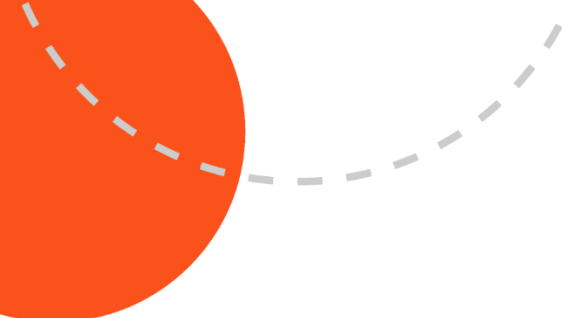




Haresland Close, DAWS HEATH, Hadleigh, Essex, SS7 2UT
3 bed detached house / O.I.E.O. £950,000 / t. 01702 555888





Welcome to your dream home, an impressive and beautifully presented **three bedroom** detached residence, ideally located in the highly sought after Haresland Close, Daws Heath. Set on a generous plot offering approximately 2,000 square feet of versatile living space, this home provides the perfect blend of comfort, style, and practicality. Step inside to discover a spacious lounge/diner, a sun lounge filled with natural light, and a well-appointed kitchen/breakfast room complete with a separate utility area. Upstairs, the master bedroom features its own en-suite, while a luxurious family bathroom serves the remaining double bedrooms. Outside, you'll find a large, south-facing rear garden, along with a garage and an expansive front driveway offering ample off street parking for multiple vehicles.

Located in the highly regarded Daws Heath, this property offers excellent potential for those seeking a peaceful yet convenient lifestyle. Enjoy the tranquillity of the countryside and woods on your doorstep while being just a short drive away from the amenities of Hadleigh and nearby towns. Transport links and excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Don't miss out and call now to book your viewing.

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First Floor



Floor 1

Approximate total area⁽¹⁾

2016.73 ft²
187.36 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





Highlights

- / Executive Three Bedroom Detached Family Home
- / Sought After 'Haresland Close' Within Daws Heath
- / Large South Facing Rear Garden
- / Spacious Lounge/Diner
- / Stunning Sun Lounge
- / Well Fitted Kitchen/Breakfast Room
- / Utility Room
- / Lobby/Storage Facility
- / Three Double Bedrooms
- / En-Suite To Master
- / Luxury Family Bathroom Suite
- / Separate W.C
- / Garage & Off Street Parking For Numerous Vehicles
- / Generous Size Plot
- / Close To Woodland & Nature Reserve
- / Excellent Local Schools Nearby
- / Easy Reach Of Hadleigh Town Centre
- / Transport Links Within Easy Reach
- / Rare Opportunity

Entrance door with obscure glazed inserts opening to:

Entrance Porch 6'9 x 4'6 \ Laminate flooring, double glazed window to side, smooth plastered ceiling, obscure glazed door with matching windows adjacent opening to:

Entrance Hall 13' x 12'9 'L' Shaped Maximum

Measurements \ Fitted carpet, smooth plastered ceiling, carpeted stairs with timber balustrade leading to first floor, power points, double glazed window to side, radiator, wall light points, understairs storage cupboard, doors to accommodation off.

Lounge/Diner 19'10 x 17'1 'L' Shaped Maximum

Measurements \ Double glazed windows to front and rear, two radiators, fitted carpet, power points, T.V point, feature brick fireplace housing log burner with timber mantle, smooth plastered and coved ceiling, wall light points, double doors leading to:

Sun Lounge 19'9 x 9'2 \ Aluminium double glazed sliding patio doors to entire rear elevation providing outlook and access to rear garden, laminate flooring, radiator, smooth plastered ceiling with inset spotlights, two skylights, aluminium double glazed french doors to side leading to garden, T.V point, power points.

Kitchen/Breakfast Room 14'10 x 13'5 Max \ Well fitted kitchen/breakfast room comprising sink and drainer unit with extendable swan neck mixer tap inset into range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, space for Range style cooker, space for Americans tyle fridge/freezer, integrated dishwasher, integrated wine chiller, tiled splashbacks, breakfast bar facility, LED lighting to plinth, smooth plastered ceiling with inset spotlights, aluminium double glazed window to rear, under cupboard spotlights, T.V point, radiator, wood flooring, door to:





Utility Room 8'11 x 5'6 \ Sink with chrome mixer tap inset into square edge worktop with high gloss cupboard below and above, tiled splashbacks, under cupboard spotlights, power points, smooth plastered ceiling with inset spotlights, door to:

Lobby/Storage 16'1 x 5'3 \ Double glazed doors leading to garden and sideways, work surface, outside w.c, storage shed, power points.

Landing 16'10 x 5'9 \ Fitted carpet, power points, radiator, smooth plastered ceiling, wall light points, loft access hatch, doors to accommodation off.

Bedroom One 17' x 14'10 Max \ Double glazed windows to front and rear, fitted carpet, power points, radiator, range of fitted wardrobes with sliding doors, T.V point, smooth plastered ceiling with inset spotlights, door leading to:

En-Suite Bathroom 11'7 x 6'2 \ Three piece suite comprising panelled bath with shower over, low flush w.c, vanity wash basin with chrome controls, and storage below, laminate flooring, smooth plastered and coved ceiling, radiator, obscure double glazed window to front.

Bedroom Two 14'9 x 10'11 \ Double glazed windows to rear, fitted carpet, radiator, power points, wall light points, T.V point.

Bedroom Three 16'3 x 11'7 Reducing To 9' \ Double glazed windows to front, fitted carpet radiator, power points, wall light points, T.V point, smooth plastered ceiling.

Bathroom 10'10 x 6'5 \ Luxury two piece suite comprising free standing bath with waterfall style mixer tap, vanity wash basin with waterfall style mixer tap and storage below, tiled to three walls, tiled flooring, underfloor heating, radiator, smooth plastered ceiling with inset spotlights, obscure double glazed windows to side and rear.





Separate W.C 7'2 x 2'8 \ Low flush w.c, tiled walls, laminate flooring, obscure double glazed window to side, smooth plastered ceiling, airing cupboard housing combination boiler.

Rear Garden \ The property benefits from a beautiful extensive south facing rear garden commencing with elevated patio providing excellent outside seating facility with steps down to established lawn, fencing to borders, further patio area, side access to front.

Garage 16' x 13'3 \ Power and light connected, window to side.

Front Garden \ Extensive frontage providing off street parking for numerous vehicles with lawned area 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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