



Marlin Close, Hadleigh, Essex, SS7 2TW

4 bed detached family home / **Guide Price** £500,000 - £525,000 / t. 01702 555888

**amos**

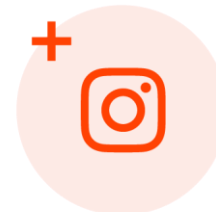




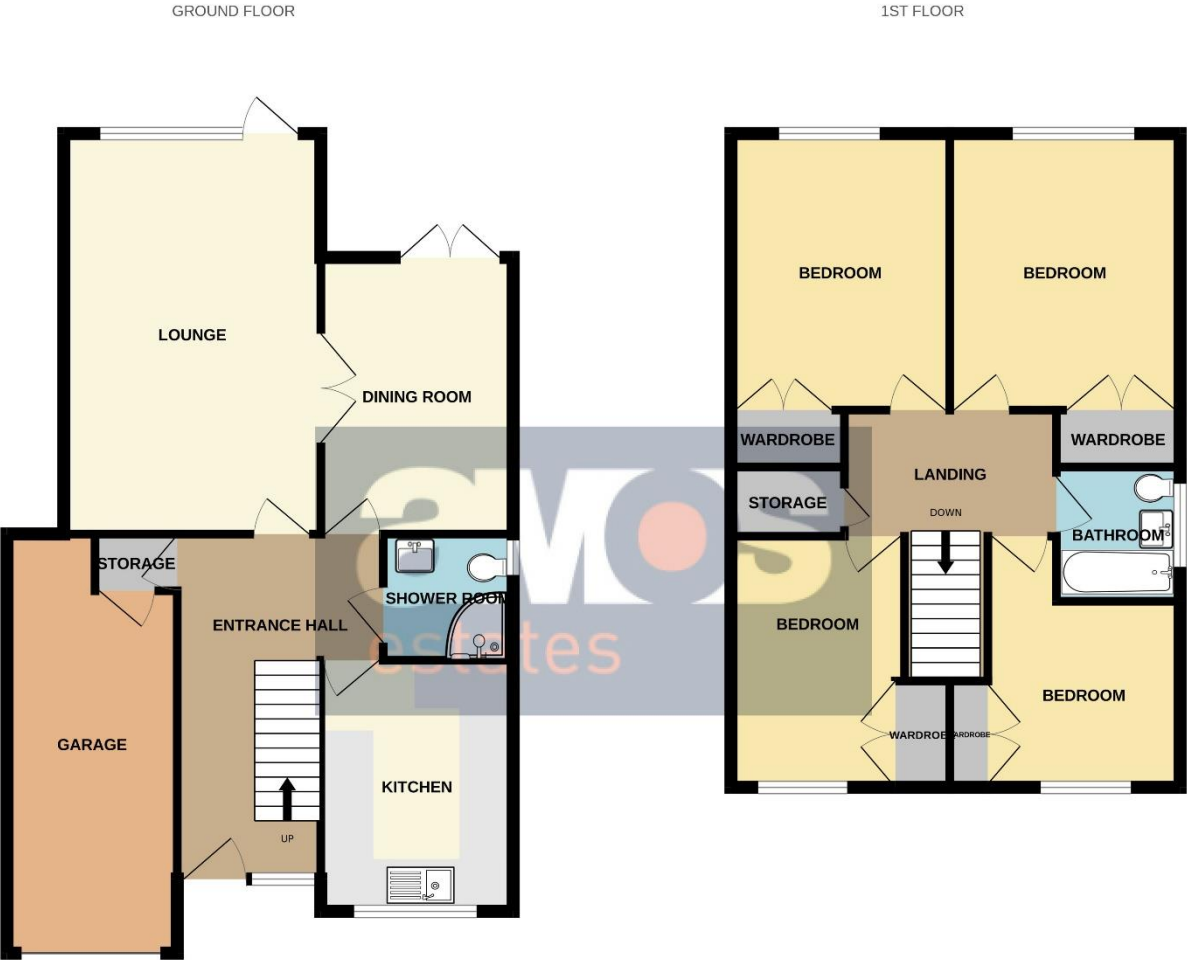
Tucked away in this quiet cul de sac directly off of Daws Heath Road and offered with no onward chain, is this well presented **four bedroom**, two bathroom detached family home. Boasting two reception rooms, stunning fitted kitchen and generous size bedrooms, all with fitted wardrobes together with a west facing rear garden, garage and off street parking to front.

Ideally situated within close proximity to local woods, Hadleigh nature reserve and Hadleigh Town whilst also having excellent local schools nearby, the property being within the Hadleigh Infant and Junior school catchments. Local transport links are also within easy access. Don't miss out, call now to view this lovely family home.

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# A space to call home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Highlights

- / Spacious, Well Presented Four Bedroom Detached Family Home
- / Two Reception Rooms
- / Stunning Fitted Kitchen
- / Ground Floor Shower Room & First Floor Bathroom
- / Good Size Bedrooms
- / Fitted Wardrobes To All Bedrooms
- / West Facing Rear Garden
- / Garage & Off Street Parking
- / Gas Central Heating
- / Quiet Cul De Sac Directly Off Of Daws Heath Road
- / Close To Woods & Nature Reserve
- / Hadleigh Infant & Junior School Catchments
- / No Onward Chain
- / Easy Access To Transport Links
- / Viewings Advised

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

**Entrance Hall 15'7 x 6'6 Increasing To 10'** \ Tiled flooring, radiator, coved ceiling, carpeted stairs with timber balustrade leading to first floor, understairs storage/shelving units, large storage cupboard with tiled flooring and shelving with door leading to garage, doors to accommodation off.

**Lounge 18'2 x 11'6** \ Tiled flooring, two radiators, T.V point, power points, coved ceiling, upvc double glazed window to rear with upvc double glazed door adjacent leading to rear garden, double doors leading to:

**Dining Room 12'6 x 8'3** \ Tiled flooring, radiator, coved ceiling, power points, upvc double glazed french doors leading to rear garden.

**Kitchen 11'4 x 8'8** \ Stunning fitted kitchen comprising one and a quarter bowl sink with moulded drainer and extendable mixer tap inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated fridge/freezer, integrated washing machine, space for Range style cooker with extractor above, tiled flooring, power points, USB charging points, under cupboard lighting, smooth plastered ceiling with inset spotlights, upvc double glazed window to front.

**Ground Floor Shower Room** \ Modern three piece suite comprising corner shower cubicle drench style showerhead above, separate handheld attachment and body jets, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled floor and walls, heated towel radiator, upvc obscure double glazed window to side, smooth plastered ceiling.

**Landing** \ Fitted carpet, smooth plastered ceiling, loft access hatch, large airing cupboard housing hot water cylinder and shelving, doors to accommodation off.



**Bedroom One 12'4 x 10'4** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, T.V point, fitted wardrobes.

**Bedroom Two 12'4 x 9'6** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, coved ceiling, fitted wardrobes.

**Bedroom Three 12'5 x 7'8** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, fitted wardrobes.

**Bedroom Four 8'9 x 8'5 Plus Recess** \ Upvc double glazed window to front, fitted carpet, power points, radiator, coved ceiling, fitted wardrobes.

**Bathroom** \ Luxury three piece suite comprising panelled bath with chrome controls, drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled walls and flooring, heated towel radiator, upvc obscure double glazed window to side.

**Rear Garden** \ The property benefits from a west facing rear garden commencing with patio whilst the remainder is laid to established lawn, fencing to borders, timber shed, side access to front.

**Garage 16'10 x 7'9** \ Electric roller shutter door to front, personal door to and from hallway, power and light connected, wall mounted boiler.

**Front Garden** \ Good size frontage with driveway providing off street parking with lawned area adjacent.









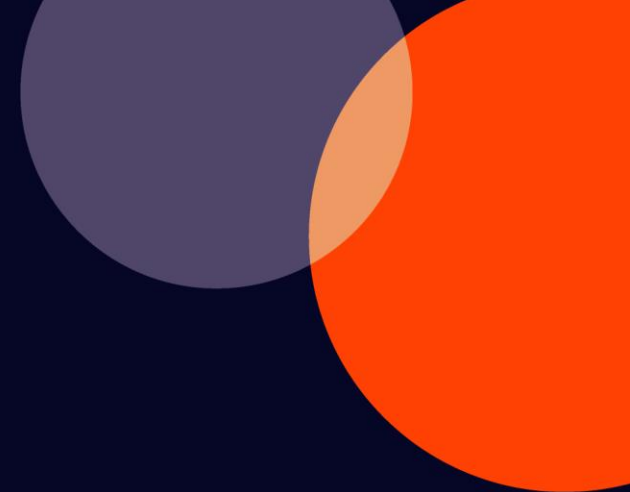
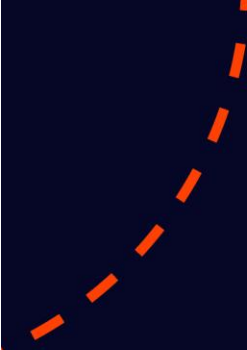
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