



Chapel Lane, Hadleigh, Essex, SS7 2PP

4 bed detached house / £725,000 / t. 01702 555888





We are delighted to offer for sale this beautifully presented, **four double bedroom** detached residence, ideally situated in the highly sought after *Chapel Lane*. Set in an enviable position with views over Hadleigh Country Park and the estuary, this impressive home offers over 2,000 sq. ft. of versatile living space—perfectly designed for modern family life.

The accommodation boasts two spacious reception rooms, a stunning fitted kitchen seamlessly open-plan to a bright and airy conservatory, a separate utility room, study, and a ground floor W.C. Upstairs, you'll find generously proportioned bedrooms, including a luxurious master suite with its own dressing room and en-suite, alongside a four-piece family bathroom.

Step outside into a tranquil, west-facing rear garden—expertly landscaped and extending approximately 70ft in depth—offering a private retreat for outdoor living and entertaining. To the front, there is ample off-street parking, along with a larger-than-average garage.

Located just moments from the picturesque Hadleigh Country Park, this home is also within walking distance of Hadleigh Town Centre, which offers a wide range of shops, supermarkets, and cafés. Excellent transport links are nearby, including Benfleet mainline station and major road networks. The property also falls within the catchment area for the highly regarded Hadleigh Infant & Junior Schools and King John School.

Properties of this calibre in such a prestigious location rarely come to market. Early viewing is highly recommended—call now to arrange yours!

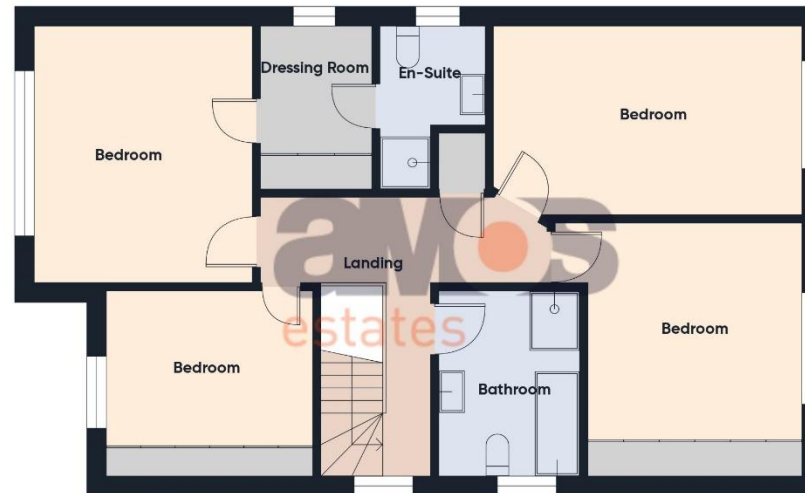
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First Floor



Floor 1

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Approximate total area⁽¹⁾

2051 ft²
190.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- / **Beautifully Presented Four Double Bedroom Detached Family Home**
- / **Accommodation Spanning In Excess Of 2000 Square Feet.**
- / **Two Reception Rooms**
- / **Stunning Kitchen Open Plan To Conservatory**
- / **Utility Room**
- / **Study**
- / **Ground Floor W.C**
- / **Dressing Room & En-Suite To Master**
- / **Four Piece Family Bathroom**
- / **Private & Landscaped West Facing Rear Garden Measuring Approx. 70ft**
- / **Large Garage**
- / **Ample Off Street Parking**
- / **Stones Throw From Hadleigh Country Park**
- / **Lovely Views**
- / **Hadleigh Infant/Junior & King John School Catchments**
- / **Close To Town Centre**
- / **Sought After Turning**
- / **Rare Opportunity**

Attractive entrance door to:

Reception Hall \ Excellent size reception hall having tiled effect flooring, radiator, smooth plastered and coved ceiling, power points, alarm keypad, carpeted stairs with timber balustrade leading to first floor accommodation, wall mounted thermostat control, doors to accommodation off.

Lounge 19'1 x 13'5 (5.82m x 4.09m) \ Superb size reception room situated at the rear of the property having double glazed bi-folding doors to rear providing outlook and access over west backing rear garden, fitted carpet, TV point for wall mounted flatscreen television, smooth plastered and coved ceiling, radiator, contemporary feature fireplace with living flame remote control fire.

Kitchen 16'2 x 10'2 (4.93m x 3.10m) \ A luxury fully fitted kitchen comprising double bowl sink and drainer unit with brushed steel mixer tap inset into a range of granite worktops with granite splashbacks, cupboards and drawers beneath and matching eye level units, integrated 'Neff' pyrolytic cleaning oven and microwave oven, inset Neff induction hob with extractor over, integrated dishwasher, space for American style fridge freezer, integrated fridge, power points, radiator, smooth plastered and coved ceiling with inset spotlights, tiled effect flooring, under cupboard spotlighting, UPVC obscure double glazed window to side, TV point, open plan to:

Conservatory 16' x 11'10 (4.88m x 3.61m) \ Beautiful conservatory at the rear of the property having UPVC double glazed windows to side and rear and further UPVC double glazed French doors to side and rear all providing lovely outlook and access over west backing rear garden, wood effect flooring with underfloor heating, power points, spotlighting.

Dining Room 14'1 Into Bay x 9'7 (4.29m Into Bay x 2.92m) \ A lovely bright and airy room having UPVC double glazed square bay window to front, radiator, smooth plastered and coved ceiling, power points.

Utility Room 7' x 5'3 (2.13m x 1.60m) \ Stainless steel sink and drainer unit inset into a range of roll edge worktop, space and plumbing for washing machine and tumble dryer, storage cupboards, UPVC



obscure double glazed window to side, wall mounted boiler, smooth plastered and coved ceiling, extractor fan, tiled flooring, power points.

Study/Boot Room 7'1 x 6'5 (2.16m x 1.96m) \ UPVC obscure double glazed window to side, radiator, fitted carpet, smooth plastered and coved ceiling, power points.

Ground Floor W.C \ Two piece suite comprising low flush w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring, half tiled walls, UPVC obscure double glazed window to side, extractor fan, smooth plastered and coved ceiling, radiator.

Landing \ Fitted carpet, radiator, smooth plastered and coved ceiling, UPVC obscure double glazed window to side, power points, loft access hatch, storage cupboard housing immersion tank and shelving, doors to accommodation off.

Bedroom One 13'9 x 11'6 (4.19m x 3.51m) \ Excellent size master bedroom having UPVC double glazed sash windows to front providing beautiful sunrise and estuary views to front, radiator, fitted carpet, smooth plastered and coved ceiling, power points, telephone point, TV point for wall mounted flatscreen television, fitted wardrobes, door to dressing room.

Dressing Room 8'8 Into Wardrobe Depth x 6'1 (2.64m Into Wardrobe Depth x 1.85m) \ Fitted carpet, fitted wardrobes and dresser unit, UPVC obscure double glazed window to side, smooth plastered and coved ceiling, power points, door to en-suite shower room.

En-Suite Shower Room \ Three piece suite comprising fully enclosed shower cubicle with tiled surround, drench style showerhead and separate handheld attachment, low flush w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring, half tiled walls, radiator, extractor fan, smooth plastered and coved ceiling, UPVC obscure double glazed window to side.

Bedroom Two 16'2 x 10'5 (4.93m x 3.18m) \ Another fantastic size bedroom having UPVC double glazed window to rear providing lovely





views towards Hadleigh Country Park, fitted carpet, radiator, smooth plastered and coved ceiling, fitted wardrobes and dresser unit.

Bedroom Three 13'4 Into Wardrobe Depth x 11'5 Plus Door Recess (4.06m Into Wardrobe Depth x 3.48m)

Superb size third bedroom having UPVC double glazed window to rear with views towards Hadleigh Country Park, fitted carpet, radiator, power points, fitted wardrobes, smooth plastered and coved ceiling.

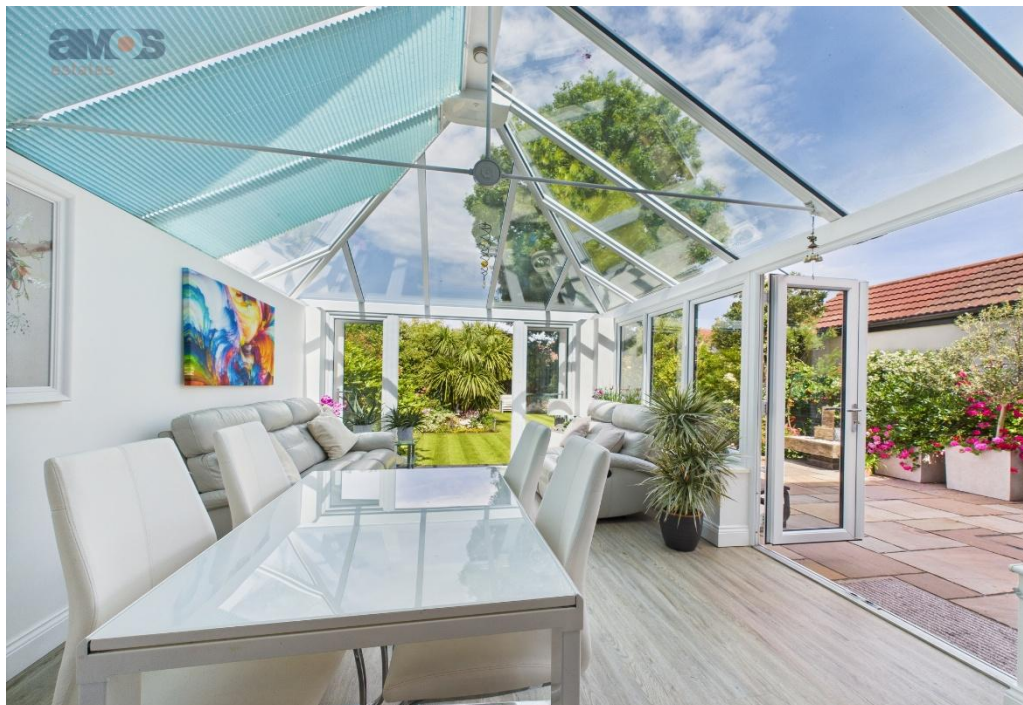
Bedroom Four 11' Into Wardrobe Depth x 10'2 (3.35m Into Wardrobe Depth x 3.10m) Good size fourth bedroom having UPVC double glazed sash windows to front again providing beautiful sunrise and estuary views to front, radiator, fitted carpet, smooth plastered and coved ceiling, fitted wardrobes, power points.

Bathroom 9'9 x 7'1 (2.71m x 2.16m) Four piece suite comprising large shower cubicle with tiled surround, drench style shower head and separate handheld attachment, panelled bath with handheld attachment, low flush w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring, radiator, UPVC obscure double glazed window to side, smooth plastered and coved ceiling, extractor fan.

Rear Garden The property benefits from a beautiful, high quality landscaped west facing rear garden measuring approximately 70ft in depth. The garden commences with large expanse of patio providing excellent outside seating/dining facility whilst the remainder is mainly laid to artificial lawn with well stocked flowerbeds surrounding, large shed and greenhouse to far rear, screen panelled fencing to borders, side access to front and access to garage.

Garage 16'5 x 11'2 (5m x 3.40m) With personal door to and from hallway, remote control up and over door to front, power and light connected.

Front Garden Attractively block paved providing off street parking for numerous vehicles.















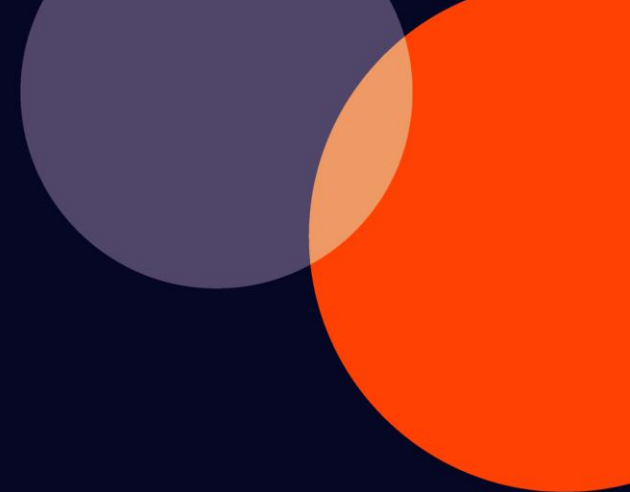
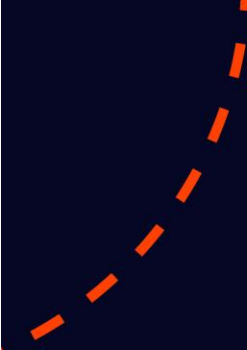
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