

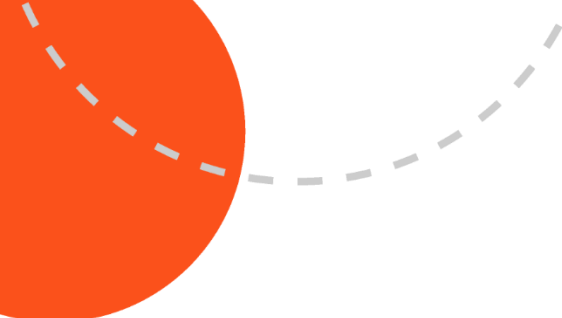


Softwater Lane, Hadleigh, Essex, SS7 2NE

2 bed detached bungalow / **Guide Price** £425,000 - £450,000 / t. 01702 555888

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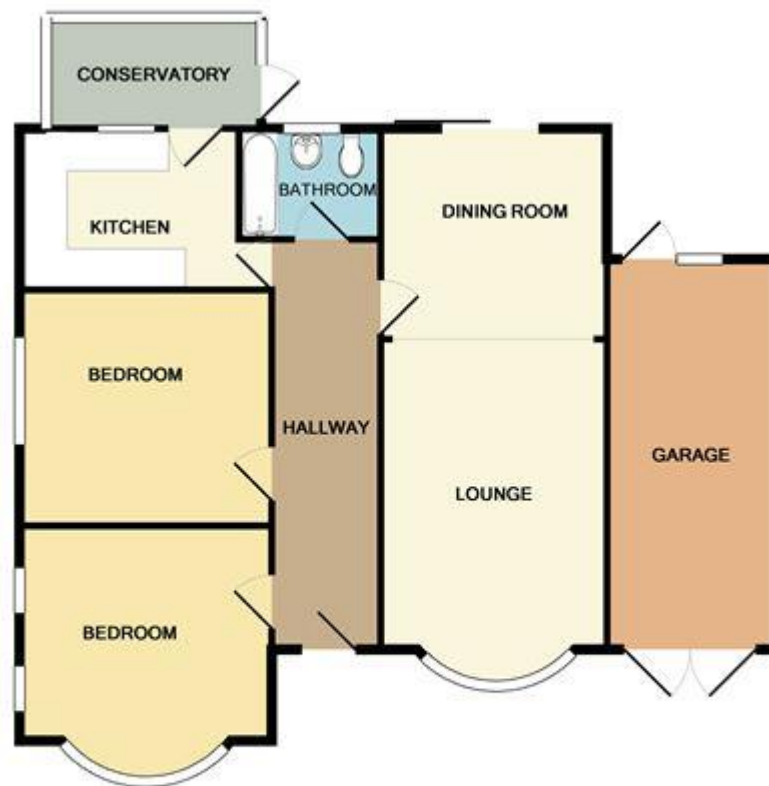
Sitting on a wide plot, we present a rare opportunity to purchase this spacious **two bedroom** detached bungalow which requires general modernisation throughout, offered with no onward chain. Situated in this much sought after cul de sac location in the heart of Hadleigh, a stone's throw from Hadleigh Town Centre, Morrisons Supermarket, Hadleigh Doctors surgery and local bus routes.

Boasting large lounge/diner, kitchen, conservatory, two double bedrooms and bathroom suite together with a south facing rear garden, garage and off street parking. Offering excellent cope for improvement and extension (subject to the necessary consent). Bungalows in this location rarely hit the open market and we would therefore advise viewing at your earlies convenience.

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TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Two Bedroom Detached Bungalow**
- \ **No Onward Chain**
- \ **Sought After Cul De Sac Within Hadleigh**
- \ **South Facing Rear Garden**
- \ **Garage & Off Street Parking**
- \ **Large Lounge/Diner**
- \ **Two Double Bedrooms**
- \ **Stones Throw From Doctors, Town Centre & Morrisons Supermarket**
- \ **Needing General Modernisation**
- \ **Excellent Scope To Extend (subject to consent)**
- \ **Rarely Available In This Location**
- \ **Excellent School Catchments**
- \ **Viewings Advised**
- \ **EPC Rating - E**

Entrance Hall \ Fitted carpet, radiator, power points, loft access hatch, telephone point, doors to accommodation off.

Lounge/Diner 28'3 x 11'2 (8.61m x 3.4m) \ Excellent size dual aspect room. The lounge area having UPVC double glazed lead light bay window to front, fitted carpet, coved ceiling, TV point, telephone point, power points, radiator. Open plan to the other end to the dining area having continuation of fitted carpet, coved ceiling, radiator, power points, double glazed sliding patio doors leading to garden.

Kitchen 9'5 x 8'9 (2.87m x 2.67m) \ Good size kitchen having stainless steel sink and drainer unit with swan neck mixer tap inset into a range of roll edge work surfaces with cupboards and drawers beneath, matching eye level units, space for cooker, space and plumbing for washing machine, further appliance space, radiator, laminate flooring, coved ceiling, UPVC double glazed window with UPVC double glazed door adjacent opening to conservatory.

Conservatory 9'7 x 6'4 (2.92m x 1.93m) \ Double glazed windows to either side and rear, double glazed door to side providing access to rear garden, wood effect vinyl flooring, power points.

Bedroom One 12'9 x 11'10 (3.89m x 3.61m) \ UPVC double glazed lead light bay window to front, radiator, coved ceiling, fitted carpet, two feature stained glass lead light windows to side, power points.

Bedroom Two 11'10 x 11' (3.61m x 3.35m) \ Good size second bedroom having UPVC double glazed window to side, radiator, fitted carpet, coved ceiling, power points.

Bathroom \ Three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush w.c, UPVC obscure double glazed window to rear, fitted carpet, coved ceiling, radiator, tiled walls.



Rear Garden \ Secluded south backing rear garden which wraps around the entire bungalow and measures approximately 60ft in width commencing with large expanse of patio area which continues to either side. The remainder of the garden is mainly lawned, flowerbeds, screen panelled fencing to borders, outside tap. Side access to front via gates, access to garage.

Garage 18'1 x 7'8 (5.51m x 2.34m) approx. \ Power and light connected, timber double doors.

Front Garden \ Driveway providing off street parking.





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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.

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