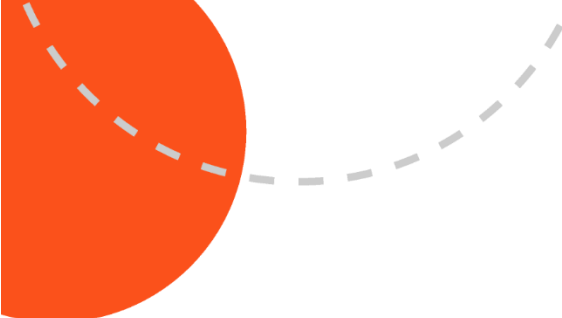




Orchill Drive, Hadleigh, Essex, SS7 2LS  
3 bedroom detached bungalow / £600,000 / t. 01702 555888

**amos**

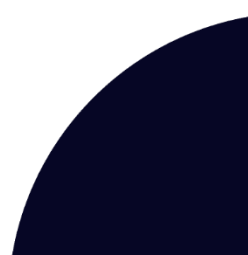




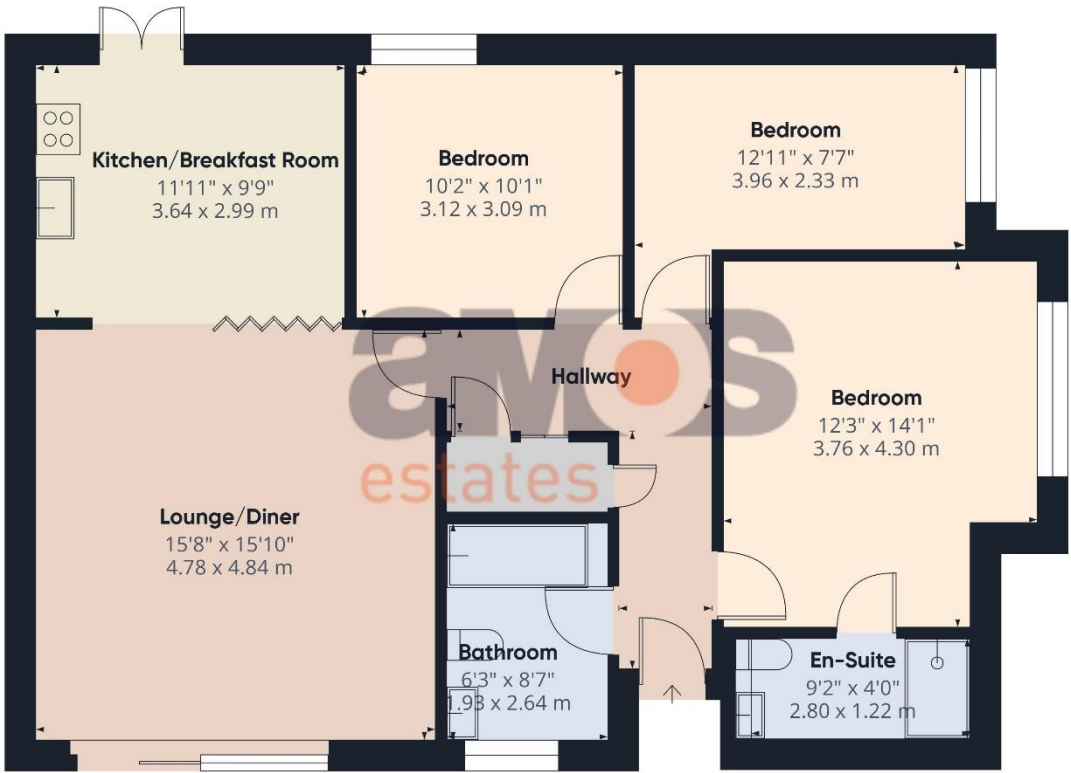
A rare opportunity to purchase this beautifully finished **three bedroom** detached bungalow in the highly sought after 'Orchill Drive' cul de sac directly off of Poors Lane, providing a spacious and versatile layout with a contemporary finish. Boasting open plan lounge/diner with vaulted ceiling leading to a stunning fitted kitchen/breakfast room, three generous size bedrooms and two luxury bathroom suites including en-suite to master. Outside there are secluded south/west facing gardens wrapping the entirety of the bungalow along with block paved driveway providing off street parking for two large vehicles.

Situated in one of Hadleigh's most popular cul de sac in a quiet setting, a short stroll from local woodland, John Burrow's playing fields and Hadleigh Town Centre with an array of shops, supermarkets and cafés. Hadleigh Country Park is also within easy reach, whilst Leigh-On-Sea is only a short distance away. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Don't miss out, call now to book your viewing!

Find us on



A space to  
call home.



**amos**  
estates

Approximate total area<sup>(1)</sup>  
940 ft<sup>2</sup>  
87.3 m<sup>2</sup>

(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.

GIRAFFE360

ENJOY  
EVERY  
MOMENT





## Highlights

- \ Bright & Spacious Three Bedroom Detached Bungalow
- \ High Quality Finish Throughout
- \ Rare Opportunity
- \ Stunning Lounge/Diner With Vaulted Ceiling
- \ Bespoke Fitted Kitchen/Breakfast Room
- \ Generous Size Bedrooms
- \ En-Suite Shower Room To Master
- \ Three Piece Bathroom Suite
- \ Secluded South/West Facing Gardens
- \ Off Street Parking For Two Large Vehicles With Zappi Electric Car Charger
- \ Eco-Friendly With Solar Panels, Megaflow Water System & Hive Controls
- \ Quiet & Sought After Cul De Sac Directly Off Of Poors Lane
- \ Walking Distance To Local Woods, John Burrows & Town Centre
- \ Excellent School Catchments
- \ Viewings Advised

Composite entrance door with obscure glazed inserts into entrance hall.

### **Entrance Hall**

Karndean flooring, smooth plastered and coved ceiling, loft access hatch with drop down ladder leading to large loft space (housing gas boiler and mega flow system), radiator, power points, cupboard housing consumer unit and meter and further power points, two further good size storage cupboards (one having space and plumbing for a washing machine and tumble dryer). Doors to accommodation off.

### **Lounge Diner 15'10 x 15'8**

A lovely reception room with feature vaulted ceiling with contemporary lights to remain, Karndean flooring, two radiators, power points, attractive exposed bricks to one wall, UPVC double glazed sliding patio doors providing outlook and access to south backing rear garden, concertina style doors leading to kitchen / breakfast room.

### **Kitchen Breakfast Room 11'11 x 9'9**

Luxury fitted kitchen breakfast room comprising sink and drainer unit with swan neck mixer tap inset into a range of solid wood square edge work tops with high quality cupboards and drawers beneath and matching eye level units, integrated Bosch four ring electric hob with tiled backplate and chimney style extractor above, tiled splash backs, integrated Indesit dishwasher, chefs draws, integrated electric Bosch oven with integrated Bosch microwave combi oven above, integrated wine chiller, space for a free standing fridge freezer, breakfast bar facility, power points, radiator, Karndean flooring, vaulted ceiling, wall light points, UPVC double glazed French doors leading to court yard.





amos  
estates



### **Bedroom One 14'1 x 12'3 \**

UPVC double glazed window to front with made to measure shutters to remain, fitted carpet, radiator, power points, TV points, smooth plastered and coved ceiling. Door leading to en-suite shower room.

### **En-Suite Shower Room \**

Contemporary three piece suite comprising large shower cubicle with tiled surround, drench style shower head above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled flooring with under floor heating, heated dual fuel towel radiator, smooth plastered ceiling with inset spotlights, extractor.

### **Bedroom Two 10'2 x 10'1 \**

UPVC double glazed window to side with made to measure shutters to remain, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

### **Bedroom Three 12'11 x 7'7 Plus Door Recess \**

UPVC double glazed window to front with made to measure shutters to remain, fitted carpet, radiator, smooth plastered and coved ceiling, power points.

### **Bathroom \**

Luxury three piece suite comprising panelled bath with chrome controls and shower over with fully tiled surround, push button WC, vanity wash basin with chrome mixer tap and storage below and tiled splashback, UPVC obscure double glazed window to side, smooth plastered and coved ceiling with inset spotlights, under floor heating, tiled flooring, heated dual fuel towel radiator.





### Rear Garden \

The property benefits from secluded sunny rear gardens wrapping the entirety of the bungalow, commencing with courtyard style area adjacent to the kitchen which laid to attractive patio providing excellent outside seating facility with side access to front, outside power points. The patio continues to the side providing ideal storage area with outside tap, timber gate leading to the remainder of the garden with further patio whilst the remainder is laid to established lawn, pathway laid to slate chippings leading to pond/fountain feature, timber shed with shingled area adjacent, side access to front.

### Front Garden \

Block paved driveway providing off street parking for two large vehicles with Zappi electric car charger to remain, shingled area adjacent and flowerbed border, outside lighting, outside tap from rainwater harvest tank.

### Please Note \

The property benefits from being eco-friendly with owned solar panels with smart Megaflo hot water system and Hive heating via gas central heating boiler along with smart meters.

#### 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.

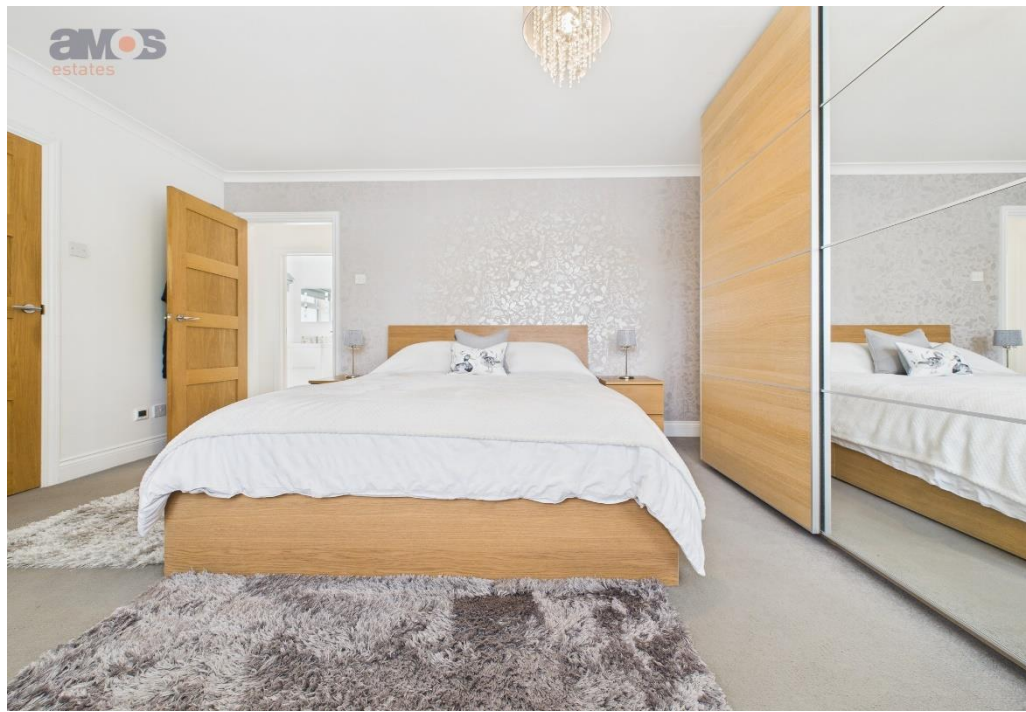
Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are 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 concerning 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.*





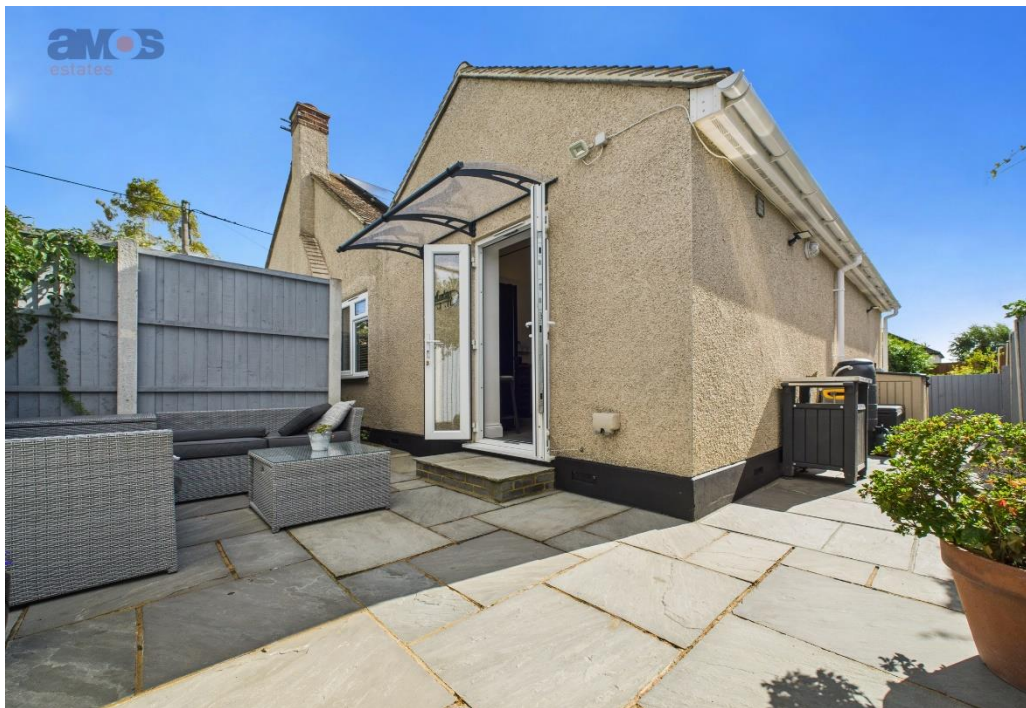




amos  
estates

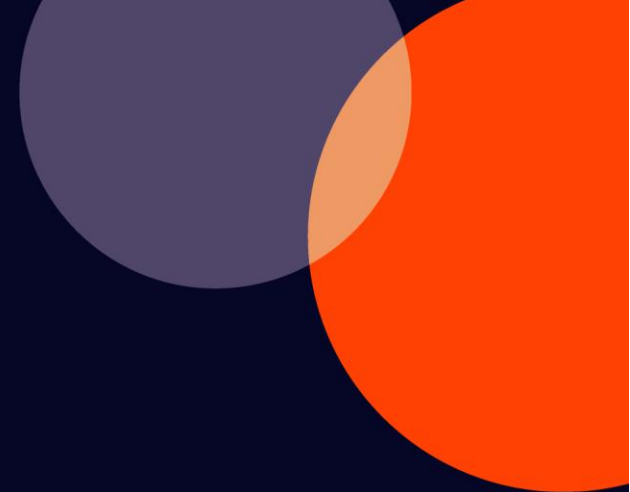












# at the heart of property.

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](mailto:hadleigh@amosstates.com)

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** [hockley@amosstates.com](mailto:hockley@amosstates.com)

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

