

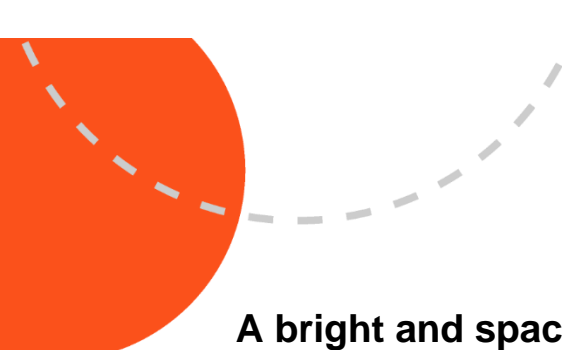


Central Avenue, Hadleigh, Essex, SS7 2NR

3 bed semi-detached / £450,000 / t. 01702 555888

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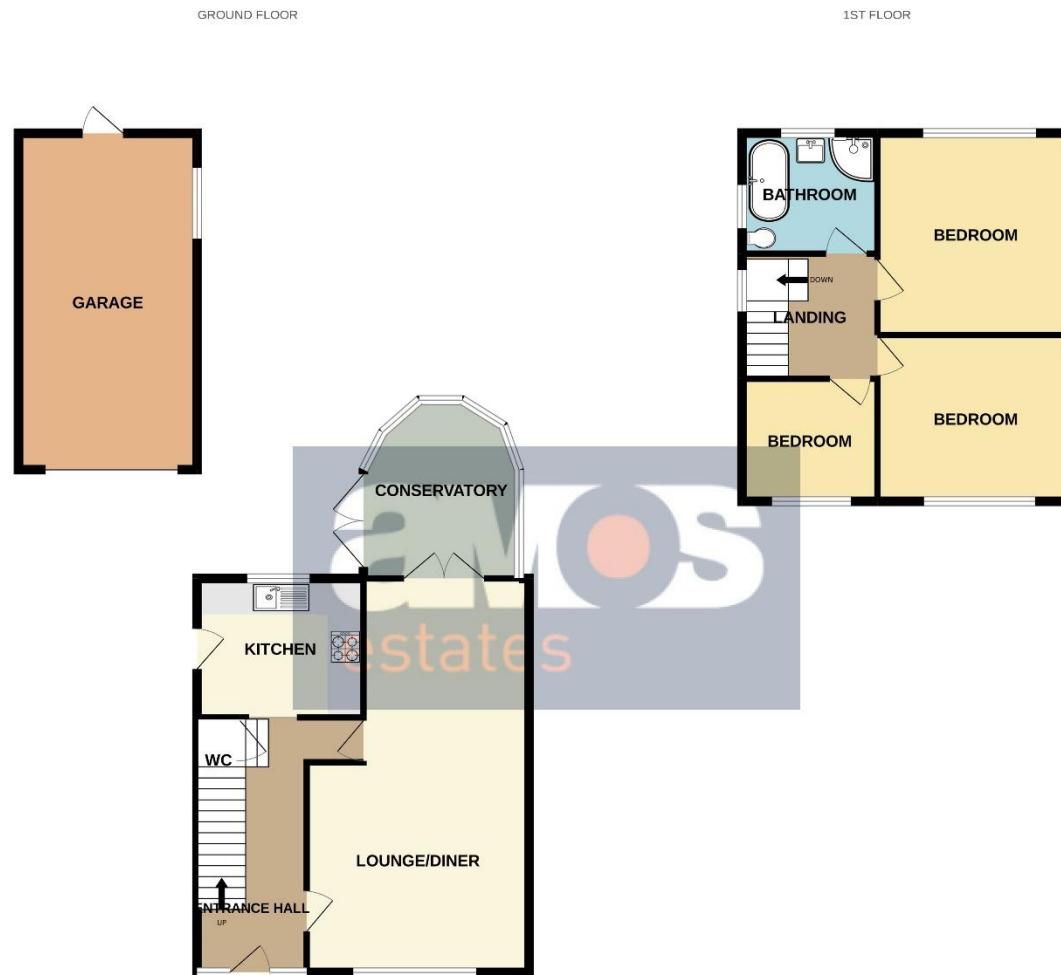
A bright and spacious **three bedroom** semi detached family home in immaculate condition throughout, boasting large lounge/diner, well fitted kitchen, conservatory and ground floor w.c together with two double bedrooms and a four piece family bathroom suite. Outside there is a secluded south facing rear garden, garage and ample off street parking to front.

Situated in the ever popular 'Central Avenue' directly off of Daws Heath Road, within easy reach of local woodland, John Burrows playing fields and Hadleigh Town Centre whilst also being within easy access of transport links and excellent local schools, the property being with the Hadleigh Infant & Junior school catchments. Early viewings advised.

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Highlights

- / Bright & Spacious Three Bedroom Semi Detached Family Home
- / Large Lounge/Diner
- / Well Fitted Kitchen
- / Conservatory
- / Ground Floor W.C
- / Two Double Bedrooms & Further Single/Study
- / Four Piece Family Bathroom Suite
- / Secluded South Facing Rear Garden
- / Garage & Ample Off Street Parking
- / Sought After Turning Within Daws Heath
- / Walking Distance To Woods, John Burrows Park & Hadleigh Town
- / Hadleigh Infant/Junior & Deanes Academy School Catchments
- / Scope To Extend (subject to the necessary consent)
- / Viewings Advised

Obscure double glazed entrance door with obscure windows adjacent opening to:

**Entrance hall **

15'9 x 6'9 (4.8m x 2.05m)

Herringbone style flooring, radiator, stairs with timber balustrade and carpet runner leading to first floor, smooth plastered and coved ceiling, telephone point, wall mounted thermostat control, doors to accommodation off.

**Lounge/Diner **

24'4 x 13'8 reducing to 9'10 (7.41m x 4.16m reducing to 2.99m)

Herringbone style flooring, two radiators, power points, TV point, attractive feature fireplace, double glazed leadlight window to front, smooth plastered and coved ceiling, double glazed leadlight French doors leading to:

**Conservatory **

10'11 x 9' (3.32m x 2.74m)

Vinyl flooring, power points, double glazed windows to sides and rear and further double glazed French doors leading to rear garden, inset spotlights.

**Kitchen **

10'4 x 8'7 (3.14m x 2.61m)

Double bowl sink with swan neck mixer tap inset into a range of granite worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring induction hob above and extractor over, integrated dishwasher, integrated fridge freezer, wood effect flooring, power points, under cupboard spotlights, smooth plastered ceiling with inset spotlights, double glazed leadlight window to rear and further double obscure glazed door to side leading to sideways.



Ground Floor WC \

Modern two piece suite comprising push button WC, vanity wash basin with mixer tap and storage below, tiled walls, extractor, herringbone style flooring.

Landing \

Fitted carpet, loft access hatch, double glazed leadlight window to side, doors to accommodation off.

Bedroom One \

11'11 x 10'5 (3.63m x 3.17m)

Fitted carpet, radiator, power points, double glazed leadlight window to rear, smooth plastered and coved ceiling.

Bedroom Two \

11'11 x 10'4 max (3.63m x 3.14m)

Fitted carpet, range of fitted wardrobes with mirror fronted sliding doors, double glazed leadlight window to front with attractive outlook over surrounding area, fitted carpet, radiator, power points.

Bedroom Three \

8'05 x 7'04 max (2.56m x 2.22m)

Double glazed leadlight window to front with attractive outlook over surrounding area, fitted carpet, fitted wardrobe with mirror fronted sliding doors, radiator, power points.

Bathroom \

8'3 x 7' (2.51m x 2.13m)

Modern four piece suite comprising freestanding claw foot bath with handheld attachments, low flush WC, vanity wash basin, shower cubicle with shower over, tiled walls, designer radiator, obscure double glazed windows to side and rear, smooth plastered ceiling, extractor.



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**Rear Garden **

The property benefits from a low maintenance south facing rear garden. Commencing with expanse of patio which continues to far rear providing outside seating facilities. Remainder is laid to artificial lawn with flowerbeds surrounding, fencing to borders, outside tap, access to garage, block paved area to side providing large sideways measuring 8'1 wide with wrought iron gates leading to front of property.

**Garage **

18' x 8'2 (5.48m x 2.48m)

Up and over door to front, personal door to and from rear garden, power and light connected.

**Front Garden **

Block paved providing off street parking with central flowerbed and retaining brick wall to front.











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