

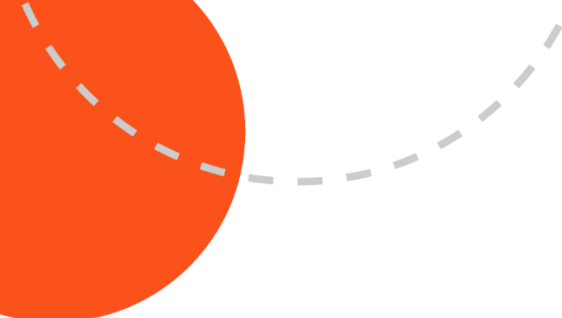


Daws Heath Road, Hadleigh, Essex, SS7 2NH

5 bed detached house / **O.I.E.O** £750,000 / t. 01702 555888

amos





Welcome to this exquisite **five bedroom** detached family home, a true epitome of luxury and comfort. Boasting expansive living spaces, this stunning residence includes large lounge/diner complete with log burner, air con and integrated speaker system, entertainment room/bar, modern kitchen with high quality appliances, ground floor shower room and ground floor bedroom together with bespoke family bathroom suite and four double bedrooms to the first floor, the master having en-suite shower room and Juliette balcony. Outside won't disappoint with a lovely landscaped and private rear garden featuring 17ft Aqua Trainer Hydro Pool hot tub, ample outbuildings which can be used for a variety of purposes and extensive parking facility via gated driveway.

Located on the ever popular 'Daws Heath Road' directly opposite John Burrows playing fields, a short walk from local woodland and Hadleigh Town Centre with its array of shops, supermarkets and café's. Local transport links and popular local schools are also within easy reach. This beautiful family home, ideal for entertaining family and friends all year round has so much to offer and we would therefore advise viewing at your earliest convenience.

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A space to
call home.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
2524.45 ft²
234.53 m²

Reduced headroom
43.41 ft²
4.03 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Highlights

- / **Stunning Five Bedroom Detached Family Home**
- / **Large Lounge/Diner With Log Burner, Aircon & Speaker System**
- / **Entertainment Room/Bar With Bi-Folds And Fitted Bar**
- / **Luxury Fitted Kitchen With High Quality Integrated Appliances**
- / **Ground Floor Bedroom**
- / **Modern Ground Floor Shower Room**
- / **Four Double Bedrooms To First Floor**
- / **Master Bedroom With Juliet Balcony, Aircon And En-Suite**
- / **Bespoke Family Bathroom**
- / **Landscaped Rear Garden**
- / **17ft Aqua Trainer Hydro Pool Hot Tub To Remain**
- / **Ample Outbuildings**
- / **Off Street Parking For Numerous Vehicles Via Electronic Secure Gates**
- / **Directly Opposite John Burrows Playing Fields**
- / **High Quality Finish Throughout**
- / **Alarm System**
- / **Sought After Daws Heath Road**
- / **Close To Town Centre**
- / **Local Schools Nearby**

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

Entrance Hall 20'10 x 5'8 \ Welcome mat, laminate flooring, radiator, alarm keypad, power points, understairs storage cupboard, smooth plastered ceiling with inset spotlights, carpeted stairs with timber balustrade, glass inserts and LED lighting leading to first floor, thermostat control, doors to accommodation off.

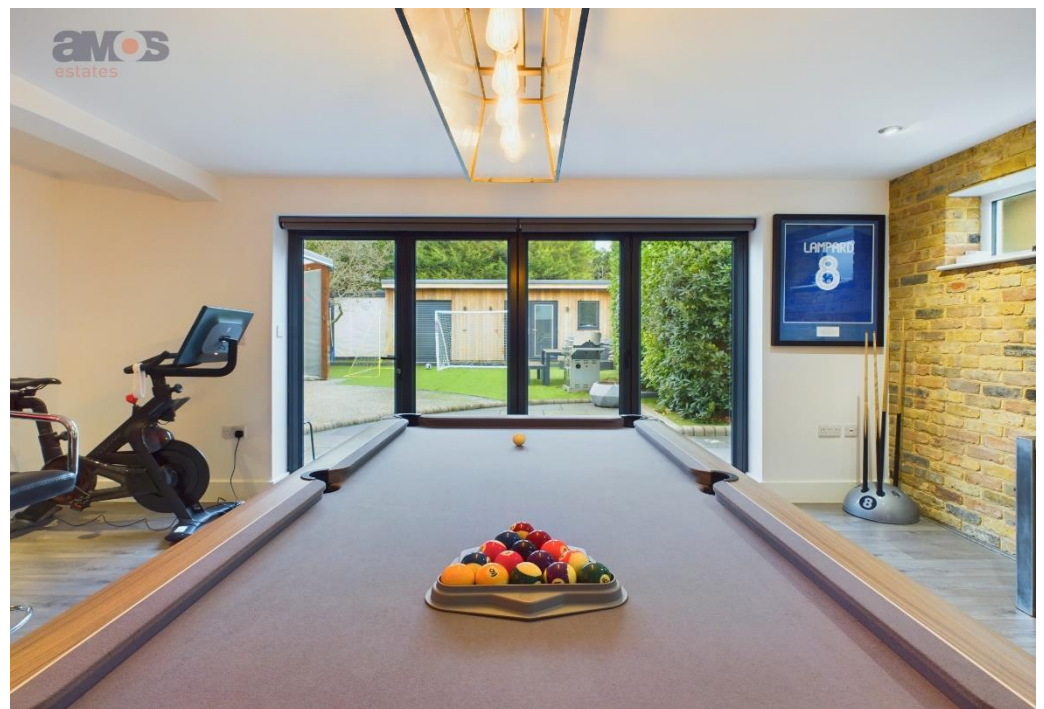
Lounge/Diner 22' x 18'7 Max \ Spacious reception room having upvc double glazed leadlight window to front, laminate flooring, smooth plastered ceiling with inset spotlights, power points, aircon unit, T.V point for wall mounted flatscreen television, integrated speaker system, feature fireplace with timber mantle housing log burner, upvc double glazed leadlight french doors leading to:

Entertainment Room/Bar 18'1 x 14'10 \ Excellent room ideal for entertaining having laminate flooring, power points, T.V point for wall mounted flatscreen television, smooth plastered ceiling with inset spotlights, feature exposed brick wall, radiator, upvc obscure double glazed windows to side, bespoke fitted bar, attractive bi-folding doors to rear with made to measure remoted controlled blind, doorway to:

Kitchen 16'2 x 11'8 \ Stunning fitted kitchen comprising ceramic sink and drainer unit with swan neck tap inset into range of worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch double oven, integrated Bosh dishwasher, inset Bosch five ring gas hob with chimney style extractor above, integrated fridge and freezer, power points, USB charging points, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, upvc double glazed leadlight window to rear.

Ground Floor Bedroom Five 15'2 x 7'11 \ Upvc double glazed leadlight window to front and further upvc obscure double glazed window to side, laminate flooring, radiator, smooth plastered ceiling, power points, good size storage cupboard housing Vaillant combination boiler with space and plumbing adjacent for washing machine and tumble dryer.

Ground Floor Shower Room \ Luxury three piece suite comprising large shower cubicle with drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin





with chrome mixer tap and storage below, tiled flooring and walls, ladder style heated towel radiator, upvc obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.

Landing 19'7 x 6'2 Max \ Continuation of fitted carpet, upvc double glazed leadlight window to front, power points, radiator, loft access hatch, storage cupboard smooth plastered ceiling, doors to accommodation off.

Bedroom One 18'9 Max x 14'6 \ Fitted carpet, smooth plastered ceiling T.V point, radiator, aircon unit, storage cupboard with shelving, fitted wardrobes, high level storage facility, power points, upvc double glazed leadlight french doors opening to Juliet balcony, door to:

En-Suite Shower Room \ Modern three piece suite comprising shower cubicle with shower over and chrome controls, vanity wash basin with chrome mixer tap, push button w.c, tiled walls and flooring, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, extractor.

Bedroom Two 16'3 x 15'3 \ Upvc double glazed leadlight window to rear, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling with inset spotlights, Velux window fitted wardrobes and desk unit.

Bedroom Three 14'3 x 12'5 \ Upvc double glazed leadlight window to front, smooth plastered ceiling with inset spotlights, eaves storage, power points, T.V point, radiator, storage cupboard/wardrobe.

Bedroom Four 12' x 11'3 \ Upvc double glazed leadlight window to front and side, fitted carpet, power points, T.V point, smooth plastered ceiling with inset spotlights.

Bathroom 10'10 x 6' \ Bespoke three piece comprising free standing bath with swan neck waterfall style mixer tap and separate handheld attachment, wall hung vanity wash basin with





chrome controls and storage below, push button w.c, tiled walls and flooring, Velux style window, smooth plastered ceiling with inset spotlights, ladder style heated towel radiator.

Rear Garden \ The property benefits from this beautifully landscaped and private rear garden measuring approximately 55ft in depth. Commencing with large expanse of patio providing excellent outside seating facility which continues to both sideways providing side access to front via timber gates. The remainder is mainly laid to astro turf, flowerbeds, outside lighting, outside power points, outside tap, fencing to borders, large Aqua Trainer Hydro Pool hot tub measuring approximately 17ft with cover and lighting, access to outbuildings.

Outbuildings 36' x 13'3 Max Approx. Measurements \ Excellent feature of the property is this large outbuilding currently split into three sections as follows –

Office/Studio \ Laminate flooring, power points, skylight, smooth plastered ceiling, aircon unit, double glazed french doors and window to front.

Storage \ Remote controlled shutter door, power points.

Gym/Storage \ Lighting, door to further storage area.

Front Garden \ Large driveway providing off street parking for numerous vehicles, wrought iron fencing surrounding, accessed via remote controlled gates.













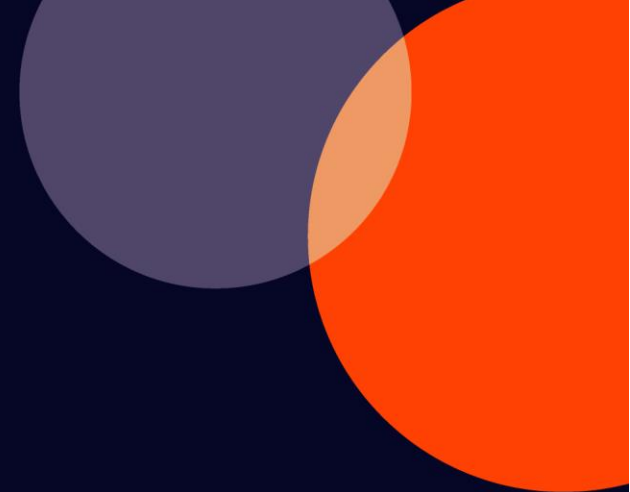
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