



Shepherds Walk, Hadleigh, Essex, SS7 2LP
3/4 bedroom semi-detached / £500,000 / t. 01702 555888





A beautifully presented **three/four bedroom** semi-detached home in this sought after turning within Hadleigh, boasting a spacious and versatile layout to suit all your needs. Accommodation includes two reception rooms (one of which can be used as ground floor bedroom), stunning fitted kitchen and a luxury ground floor bathroom suite together with three bedrooms and an en-suite shower room to the first floor. Outside there is a secluded, well landscaped rear garden with large outbuilding and off street parking to front.

Situated in this desirable location directly off of Poors Lane therefore being a short stroll from local woods, John Burrows playing fields and Hadleigh Town with its array of shops, cafés and supermarkets. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Call now to view this immaculate family home!

Find us on



**A space to
call home.**



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

amos
estates

Approximate total area⁽¹⁾

1237 ft²

114.8 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





Highlights

- \ **Beautifully Presented Three/Four Bedroom Semi Detached Family Home**
- \ **Spacious & Versatile Layout**
- \ **Two Reception Rooms (one of which can be a bedroom)**
- \ **Stunning Fitted Kitchen With High Quality Integrated Appliances**
- \ **Luxury Ground Floor Bathroom Suite**
- \ **Good Size Bedrooms**
- \ **Modern En-Suite Shower Room To Master**
- \ **Secluded Landscaped Rear Garden**
- \ **Large Outbuilding With Power & Lighting**
- \ **Off Street Parking**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Upvc Double Glazing**
- \ **Sought After Turning**
- \ **Close To Woods, John Burrows Park & Hadleigh Town**
- \ **Hadleigh Infant/Junior School Catchments**
- \ **EPC Rating – E**

Composite entrance door opening to reception hall.

**Reception Hall 14'5 x 13'3 Maximum **

UPVC double glazed window to front, laminate flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor accommodation, smooth plastered and coved ceiling with inset spotlights, understairs storage area, doors to accommodation off.

**Lounge 13'10 x 13'4 **

UPVC double glazed windows to rear with central French doors leading to rear garden, laminate flooring, radiator, power points, TV point, smooth plastered and coved ceiling, attractive feature fireplace with timber mantle and slate half housing log burner, door to kitchen.

**Kitchen 13'4 x 9'4 **

A stunning fitted kitchen comprising Franke double bowl sink and drainer unit with extendable matt black mixer tap, inset into a range of square edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, integrated Neff double ovens, inset five ring Neff induction hob with Neff extractor above, integrated fridge freezer, integrated washing machine, integrated dish washer, under cupboard spotlighting, wood effect flooring, UPVC double glazed windows to side and rear, and further UPVC double glazed door to side leading to garden, smooth plastered ceiling with inset spotlights, vertical radiator.

**Dining Room/Ground Floor Bedroom Four 12'10 x 8'11 **

UPVC double glazed window to front, laminate flooring, radiator, power points, smooth plastered and coved ceiling.



**Bathroom 10'11 x 7'8 Maximum **

A stunning three piece suite comprising free standing bath with swan neck chrome tap and handheld attachment, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, further vertical radiator, UPVC obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.

**Landing **

Fitted carpet, power points, radiator, smooth plastered ceiling with inset spotlights, loft access hatch, doors to accommodation off.

**Bedroom One 12'5 x 11'3 **

UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling, walk in wardrobe with sliding doors, door to en-suite.

**En-Suite 8'2 x 3'4 **

Luxury three piece suite comprising shower cubicle with drench style shower head above and separate handheld attachment with tiled surround, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled flooring, UPVC obscure double glazed window to front, heated towel radiator, smooth plastered ceiling with inset spotlight, extractor.

**Bedroom Two 11'2 x 8'1 **

UPVC double glazed window to rear, laminate flooring, radiator, power points, smooth plastered ceiling, walk in wardrobe with sliding doors.

**Bedroom Three 8'2 x 8'2 **

UPVC double glazed window to rear, laminate flooring, radiator, power points, smooth plastered ceiling, cupboard housing combination boiler.







Rear Garden \

Property benefits from a lovely, landscaped rear garden, commencing with area laid to decking, whilst the remainder is mainly laid to established lawn with flower beds adjacent, attractive patio to far rear providing excellent outside seating facility, outside power points, outside tap, large side way with timber gate providing access to front garden, fencing to borders, access to outbuilding.

Outbuilding 18'11 x 9'4 \

An excellent feature currently used as a workshop, which could be used for a variety of purposes having power and light connected, UPVC double glazed French doors and window adjacent.

Front Garden \

Large block paved driveway providing off street parking with retaining brick wall to front.

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.













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@amosestates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosestates.com

[amosestates.com](https://www.amosestates.com)

