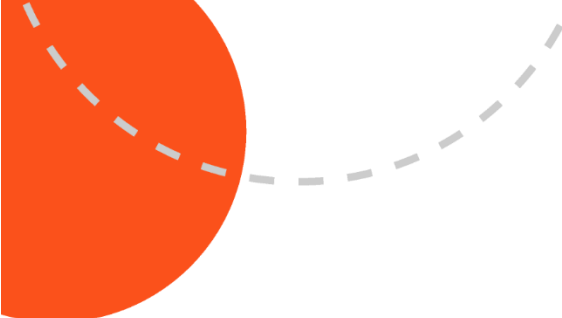




Western Road, Daws Heath, Essex, SS7 2TN
5 bed detached / £599,000 / t. 01702 555888

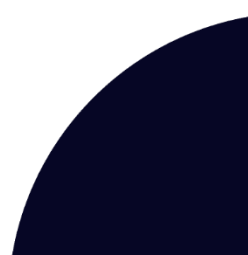




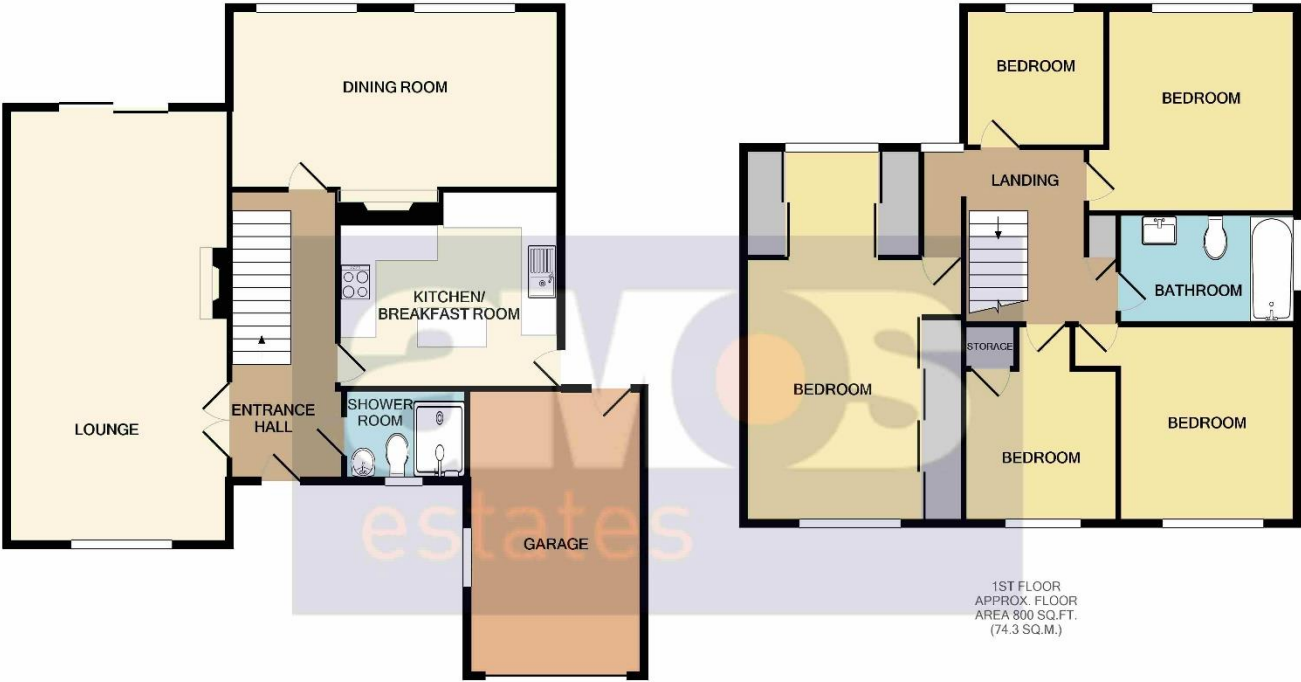
A substantial **five bedroom** detached family home in the ever sought after 'Daws Heath' which is presented to an immaculate standard throughout. Having two large reception rooms, luxury fitted kitchen/breakfast room and ground floor shower room together with generous sized bedrooms and a modern family bathroom suite. Outside there is a west facing garden measuring approximately 80ft in depth, garage and plenty of off street parking.

This bright and spacious family home is ideally located within strolling distance of local woodland and Hadleigh nature reserve whilst Hadleigh Town Centre and local schools are also close by. Major trunk roads, Hadleigh Country Park and Leigh-On-Sea are within easy reach. As the owners sole agents, we would strongly advise viewing at your earliest convenience.

Find us on



A space to
call home.



GROUND FLOOR
APPROX. FLOOR
AREA 930 SQ.FT.
(86.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1729 SQ.FT. (160.7 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
Made with Metropix ©2021



Highlights

- | Well Presented Five Bedroom Detached Family Home
- | Bright & Spacious Accommodation
- | Two Reception Rooms
- | Well Fitted Kitchen/Breakfast Room
- | Ground Floor Shower Room
- | Good Size Bedrooms
- | Family Bathroom Suite
- | West Facing Rear Garden Measuring Approx. 80ft In Depth
- | Garage & Ample Off Street Parking
- | Sought After 'Daws Heath' Location
- | Close To Woods & Nature Reserve
- | Local Schools Nearby
- | Easy Reach Of Hadleigh Town & Major Trunk Roads
- | Viewings Advised





Double glazed entrance door with uPVC obscure double glazed window adjacent opening to:

Entrance Hall \

14'8 x 6' (4.47m x 1.82m)

Spacious entrance hall having fitted carpet, carpeted stairs with timber balustrade leading to first floor accommodation, power points, wall mounted thermostat control, radiator, doors to accommodation off.

Lounge \

22'6 x 11'8 (6.85m x 3.55m)

Excellent size reception room being dual aspect having uPVC double glazed window to front and further uPVC double glazed sliding patio doors to rear providing access to rear garden, fitted carpet, radiator, TV point, power points, attractive feature fireplace housing electric fire.

Dining Room \

18'5 x 11'10 (5.61m x 3.6m)

Another good size reception room situated at the rear of the property having uPVC double glazed windows to rear, two radiators, TV point, power points, smooth plastered and coved ceiling, parquet flooring, wall light points, feature fireplace with granite hearth housing gas fire.

Kitchen Breakfast Room \

12' x 11' Max (3.65m x 3.35m)

A luxury fitted kitchen breakfast room comprising square edge worktops with cupboards and drawers beneath, display cabinets, integrated Neff electric oven, integrated Neff four ring induction hob, integrated fridge, integrated freezer, integrated dishwasher, further expanse of square edge worktops forming breakfast bar facility with further storage below, smooth plastered and coved ceiling, uPVC double glazed window to side, power points, radiator, TV point, wine rack, door leading to rear garden.





Ground Floor Shower Room \

7'3 x 3'11 (2.2m x 1.19m)

Three piece suite comprising shower cubicle with shower over, push button W.C, vanity wash basin with chrome mixer tap and storage below, tiled walls, tiled flooring, uPVC obscure double glazed window to front, radiator.

Landing \

Continuation of fitted carpet, loft access hatch, airing cupboard housing hot water cylinder and shelving, uPVC double glazed window to rear, power points, doors to accommodation off.

Bedroom One \

18'10 x 11'7 reducing to 8'5 (5.74m x 3.53m to 2.56m)

A fabulous master bedroom being dual aspect having uPVC double glazed windows to front and rear, fitted carpet, radiator, power points, range of fitted wardrobes with mirror fronted doors and dressing area with further mirror fronted fitted wardrobes.

Bedroom Two \

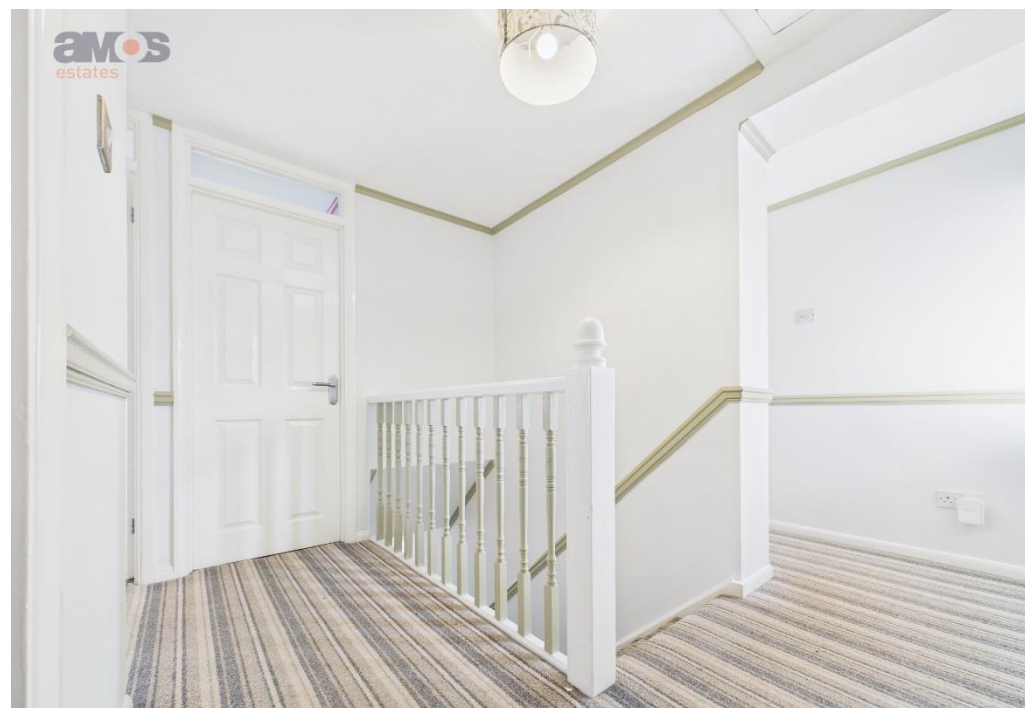
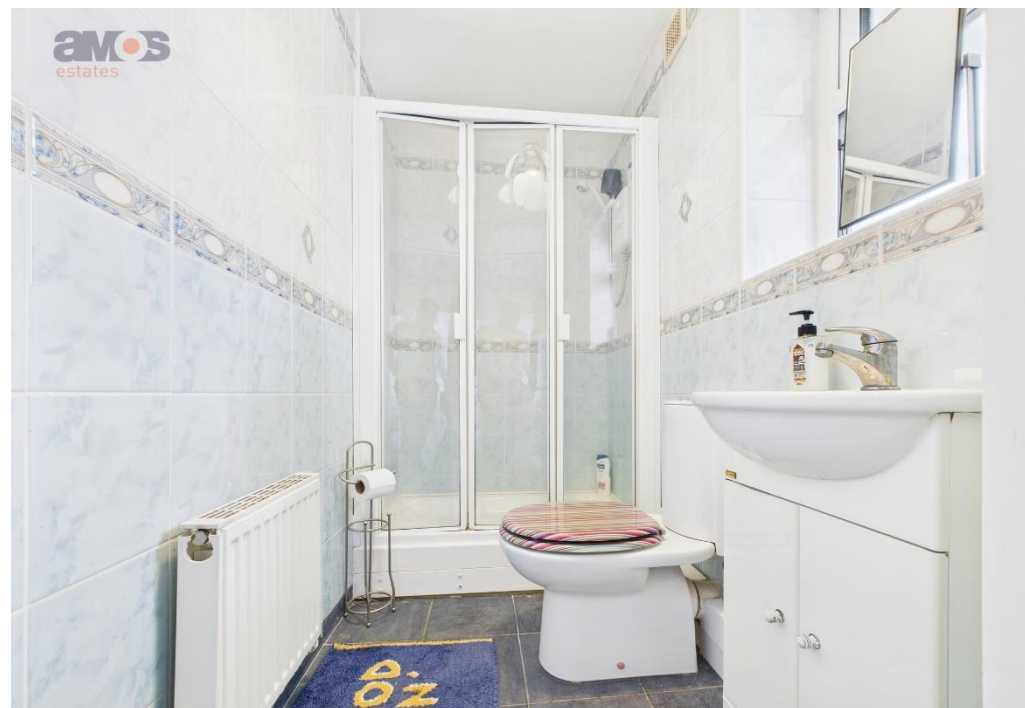
10'8 x 9'8 plus door recess (3.25m x 2.94m)

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Three \

9'8 x 9'3 plus door recess (2.94m x 2.81m)

UPVC double glazed window to front, fitted carpet, power points, radiator, smooth plastered ceiling.







**Bedroom Four **

8'11 x 7'8 plus door recess (2.71m x 2.33m)

UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling, storage cupboard with shelving.

**Bedroom Five **

8'6 x 7'8 (2.59m x 2.33m)

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom **

9'4 x 5'6 (2.84m x 1.67m)

Three piece suite comprising panel bath with chrome controls, push button W.C, vanity wash basin with chrome controls and storage below, wood effect flooring, ladder style heated towel radiator, half tiled to the suite surround, uPVC obscure double glazed window to side, smooth plastered ceiling.



**Rear Garden **

The property benefits from this beautiful, secluded west facing rear garden. The garden commences with large expanse of patio providing excellent outside dining/seating facility whilst the remainder is mainly laid to established lawn with well stocked flower beds surrounding and screen panelled fencing to borders, attractive feature pond, timber shed, outside tap, side access to front via timber gate.



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.

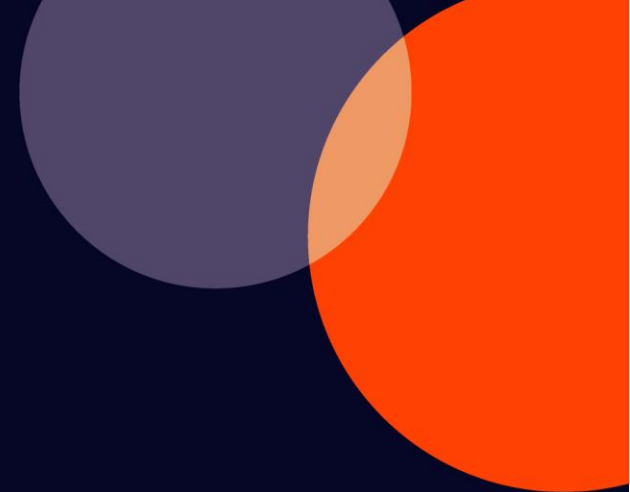
Digital Markets, Competition and Consumers Act 2024.

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)

