

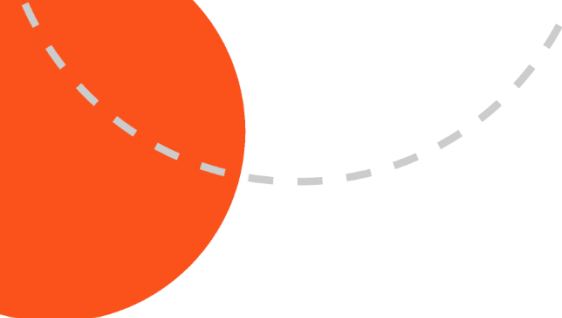


Church Road, Hadleigh, Essex, SS7 2DW

2 bed semi detached bungalow / Guide Price £300,000 - £320,000 / t. 01702 555888

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Offered with no onward chain is the good size **two bedroom** semi detached bungalow with a large rear garden measuring in excess of 80ft, situated in this popular turning within the heart of Hadleigh. In good condition throughout, the bungalow offers good size lounge, modern fitted kitchen, utility/lean to and three piece shower room together with off street parking for two cars to front. Also having excellent scope to extend (subject to the necessary consent) if so desired.

Situated in Church Road, a convenient turning within touching distance of Hadleigh Town Centre with an array of shops, café's and supermarkets whilst also being a stone's throw and within the catchments of both Hadleigh Infant and Junior schools. Transport links are within easy access and local woodland, parks and the historical Hadleigh Castle are nearby. Viewings advised.

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A space to call home.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Highlights

- / Good Size Two Bedroom Semi Detached Bungalow**
- / Spacious Lounge**
- / Modern Fitted Kitchen**
- / Utility Room/Lean To**
- / Three Piece Shower Room**
- / Secluded Rear Garden Measuring In Excess Of 80ft**
- / Off Street Parking For Two Vehicles**
- / Upvc Double Glazing Throughout**
- / Excellent Scope To Extend (subject to the necessary consent)**
- / No Onward Chain**
- / Hadleigh infant & Junior School Catchments**
- / Stones Throw From Hadleigh Town Centre**
- / Local Parks, Woods And Hadleigh Castle Nearby**
- / Viewings Advised**

Timber entrance door opening to:

Entrance Hall \ Laminate flooring, meter cupboard, doors to accommodation off.

Lounge 15'10 x 10'11 \ Laminate flooring, power points, T.V point, smooth plastered ceiling, electric radiator, feature fireplace, storage cupboard housing hot water cylinder and shelving, upvc double glazed window to rear, upvc double glazed door leading to utility room/conservatory.

Kitchen 6'10 x 6'8 \ Modern fitted kitchen comprising stainless steel sink and drainer unit with swan neck mixer tap inset into range of granite effect roll edge worktops with cupboards and drawers beneath and matching eye level units, space for tall fridge/freezer, integrated electric oven, inset four ring gas hob with chimney style extractor over, space and plumbing for washing machine, tiled splashbacks, power points, upvc double glazed window to side, door to and from utility/conservatory.

Utility Room/Lean To 12'4 x 4'1 \ Wood effect flooring, electric radiator, upvc double glazed windows to side and rear, upvc double glazed door leading to garden, power points, door leading to shower room.

Shower Room 6'5 x 5'10 \ Modern three piece suite comprising walk in shower cubicle with power shower over, vanity wash hand basin with mixer tap and storage below, push button w.c, low flush w.c, tiled floor and walls, ladder style heated towel radiator, smooth plastered ceiling, upvc obscure double glazed window to rear.

Bedroom One 13'1 x 9'4 \ Upvc double glazed bay window to front with attractive made to measure shutters to remain, worktop to bay with storage below, electric radiator, power points, laminate flooring, fitted wardrobes,

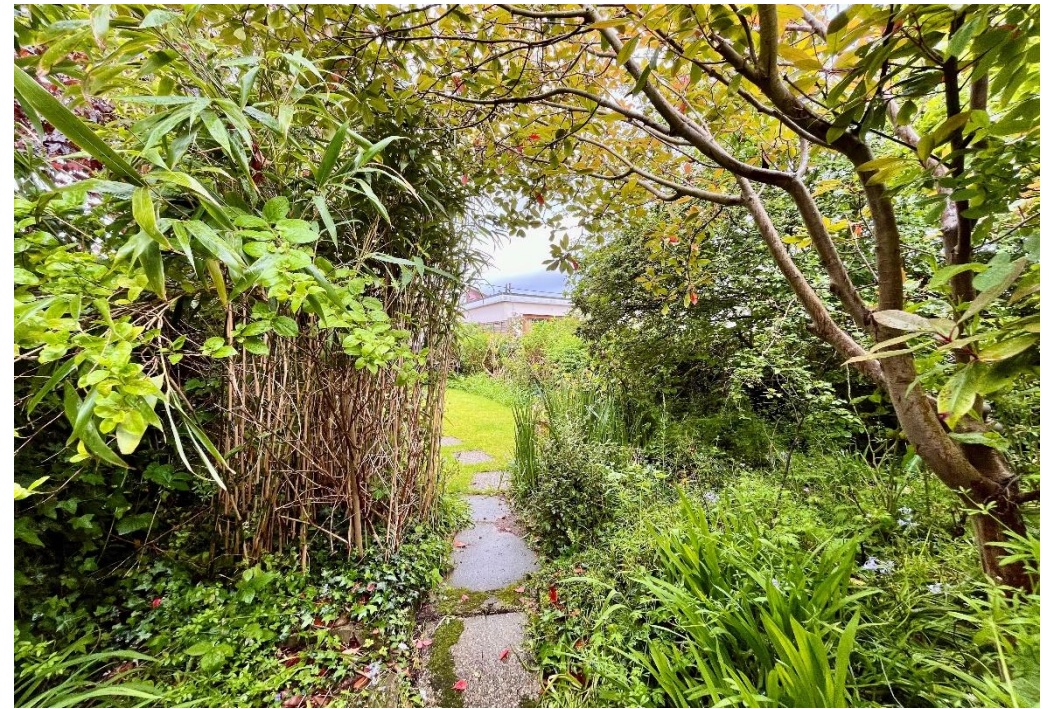


Bedroom Two 9'8 x 6' \ Upvc double glazed window to front with made to measure shutters to remain, fitted carpet, power points, electric radiator, loft access hatch.

Rear Garden \ The property benefits from this lovely secluded rear garden measuring in excess of 80ft. Mainly laid to established lawn with well stocked flowerbeds surrounding, stepping stones forming pathway leading to area laid to slate chippings, summerhouse and greenhouse to far rear, storage shed, fencing to borders, side access to front via timber gate.

Front Garden \ Driveway providing off street parking for up to two vehicles.





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