



GUIDE PRICE £525,000 - £550,000 POSSIBLE FOUR BEDROOM LAYOUT WITH TWO BATHROOMS * SUMMERHOUSE/OFFICE * AMPLE PARKING * SOUGHT-AFTER POORS LANE AREA OF HADLEIGH * FULLY REFURBISHED * NEW ELECTRICS IN RECENT YEARS * This immaculately presented and renovated three/four bedroom home is positioned on a picturesque road in the sought-after Poors Lane area of Hadleigh. The accommodation is comprised of; ample parking on the block paved driveway, a bright and spacious entrance hall, a formal dining room/possible fourth bedroom, a lounge with its own log burner, a fully integrated kitchen, a contemporary family bathroom, three great-sized bedrooms upstairs all with wardrobes and an en-suite to master. The garden has its own deck, a large lawn, a gazebo and a substantial summerhouse/possible office setup. The location has the Nature Reserve around the corner and the amenities and bus links of Hadleigh High Street are a walk away. For schooling, Hadleigh Infants and Juniors, as well as The Deanes, are within catchment and the grammar schools are only a bus ride away. The property is available to view now!

- Versatile four bedroom layout
- Sought-after 'Poors Lane' area of Hadleigh
- Ample parking on a landscaped driveway
- Modern fitted kitchen with integrated appliances
- Spacious rear garden
- Contemporary bathroom plus en-suite to master
- Refurbished inside and out
- Summerhouse / possible office setup
- Lounge with log burning stove
- Bedroom four / formal dining room

Shepherds Walk

Benfleet

£535,000



Shepherds Walk



Frontage/Parking

Block paved front driveway with parking for three vehicles, fencing, side access to rear garden, composite obscured double glazed front door with sidelight leading to:

Entrance Hallway

Impressive entrance hall with space for seating, carpeted winder staircase rising to first floor landing with storage space underneath, double radiator, spotlighting, coving, skirting and wood effect laminate flooring, doors to all rooms.

Dining Room/Bedroom Four

13'0" x 9'1"

UPVC double glazed window to front aspect, double radiator, coving, skirting and wood effect laminate flooring.

Three-Piece Family Bathroom

10'10" x 7'9"

Obscured UPVC double glazed window to side aspect, contemporary styled freestanding bath with shower attachment, floating vanity unit with countertop wash basin and chrome mixer tap, modern chrome towel radiator as well as a secondary vertical radiator, toilet with hidden cistern, extractor fan, spotlighting, partial wall tiling and a tiled floor. (This is a large room which was originally a bedroom).

Lounge

14'5" x 13'10" m

UPVC double glazed French doors with sidelights to rear aspect for direct garden access, feature fireplace with oak mantle, working log burning stove and a tiled hearth, coving, skirting, double radiator and wood effect laminate flooring.

Kitchen

13'4" x 9'4"

Dual aspect UPVC double glazed windows to rear and side, as well as UPVC double glazed side door to garden. Modern gloss kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, two Neff integrated ovens, five ring burner Neff induction hob with a modern Neff extractor hood over, stainless steel 1.5 sink and drainer with a matt black mixer tap set into concrete effect laminate worktops, integrated dishwasher, pull-out corner cupboard, pan drawers, integral bin drawer, integrated washing machine, spotlighting, modern vertical radiator, coving and wood effect vinyl flooring.

First Floor Landing

Loft access, radiator, spotlighting, skirting and carpet.

Bedroom One

16'1" x 11'1"

UPVC double glazed windows to front aspect, walk-in wardrobe, access to en-suite, radiator, skirting and carpet.

En-suite to Master

7'10" x 3'6"

UPVC obscured double glazed window to front aspect, tiled shower cubicle with drencher head and secondary shower attachment, low-level W/C, vanity unit with wash basin and chrome mixer tap, chrome towel radiator, spotlighting, skirting, extractor fan and a tiled floor.

Bedroom Two

11'8" x 11'2"

UPVC double glazed window to rear aspect, access to walk-in wardrobe, radiator, skirting and wood effect flooring.

Bedroom Three

9'10" x 8'3"

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, skirting and wood effect flooring.

Garden

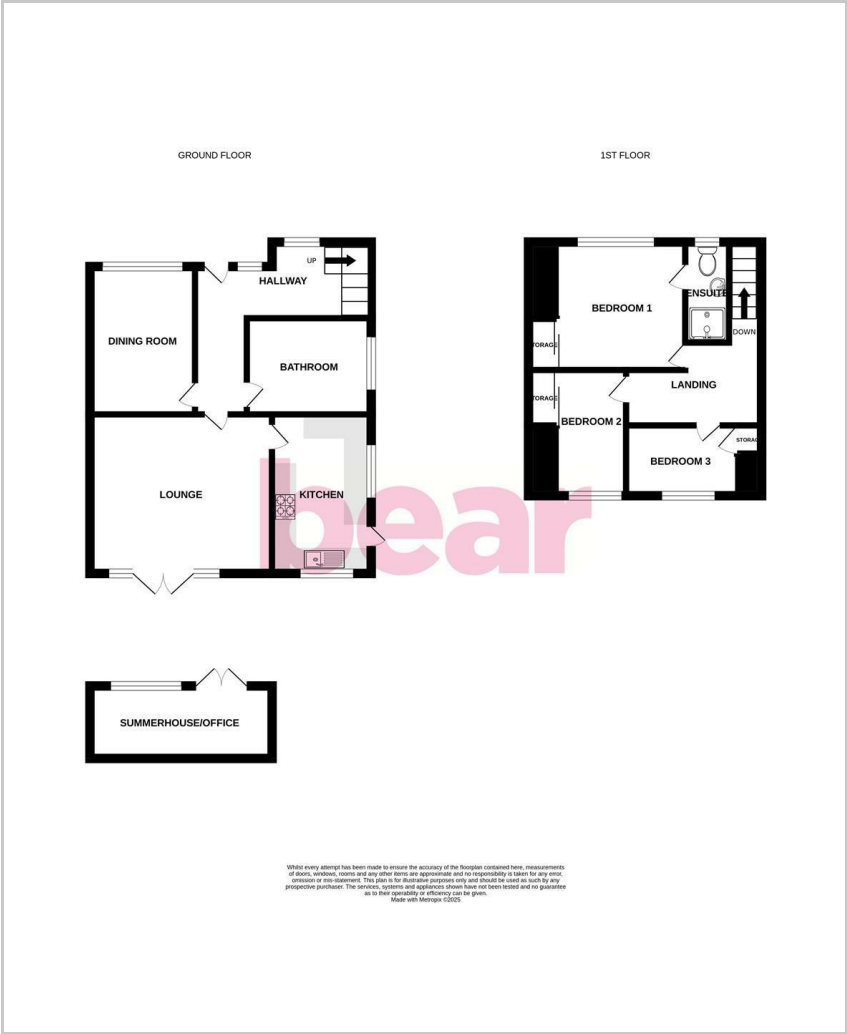
Commences with a decked seating area as well as a side storage area, with the remainder mostly laid to lawn with planting borders, a rear gazebo with power and lighting and access to the summerhouse/office.

Summerhouse/Office

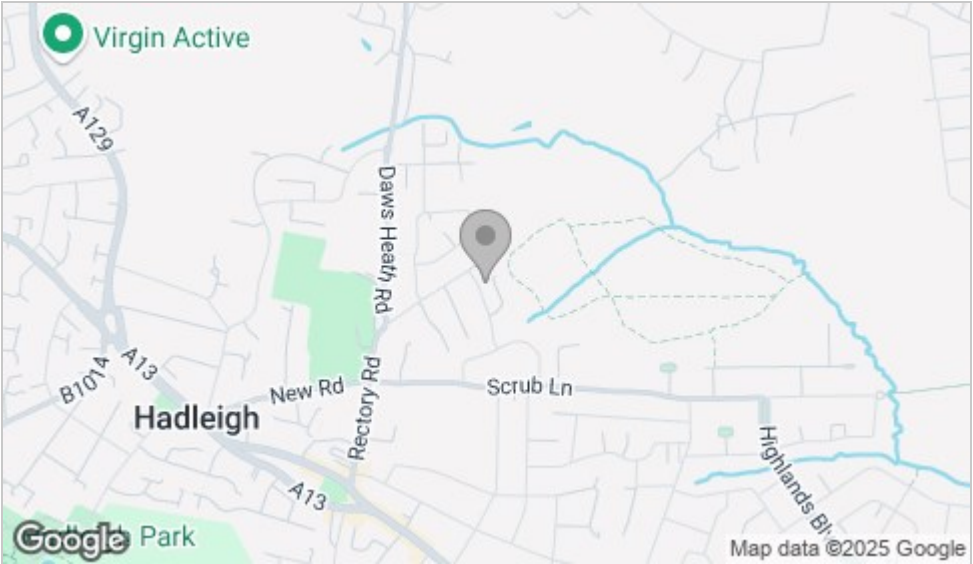
UPVC double glazed French doors to front aspect as well as a front window, power and lighting.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

