



- LARGE DETACHED CHALET
- LARGE FAMILY ACCOMMODATION
- SOUGHT AFTER LOCATION
- EN SUITE SHOWER ROOM

9 Scrub Lane, Hadleigh, SS7 2JA

Guide Price £575,000

What a TARDIS! It's not what it seems. Offering up to FIVE BEDROOMS or simply use the space as you wish. In the SOUGHT AFTER SCRUB LANE be sure to view this CHARACTER PROPERTY.



Property Description

ENTRANCE PORCH

Composite entrance door with lead light glazed panels leads to the entrance lobby which in turn has a further door leading to the:-

ENTRANCE HALL

Stairs lead to the first floor with cupboard under. Double radiator. Wood effect flooring.

CLOAKROOM

Low level wc and a vanity hand wash basin. Obscure double glazed window to the side. Tiled floor.

LOUNGE

This spacious room has a double glazed bay window to the front aspect with a curved radiator below. Two further double glazed bay windows to the side. Feature limestone fireplace with a wood burning stove. Wood effect flooring. Picture rail.

KITCHEN/DINER

Another large room with double glazed french doors leading directly to the rear garden. The kitchen area is fitted with a range of units at eye and base level with wood work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Ceramic hob with an extractor cooker hood over and a built under oven. Tiled floor. Inset ceiling spotlights. The dining area has a double glazed window to the side. Radiator. Feature cast iron fireplace.

UTILITY ROOM

Fitted with units at eye and base level. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine and fridge freezer. Integrated dishwasher. Double glazed window to the rear. Part glazed door to the





side. Tiled floor. Extractor fan. Inset ceiling spotlights.

GROUND FLOOR BATHROOM

With a 4 piece suite comprising a low level wc pedestal wash basin double ended bath with a mixer tap and shower attachment. Corner shower cubicle. Obscure double glazed window to the side. Fully tiled to all visible walls and floor. Inset ceiling spotlights. Extractor fan.

LANDING/STUDY AREA

This particularly large landing has ample space for a desk. Double glazed window to the side. Radiator.



BEDROOM TWO GROUND FLOOR

Double glazed bay window to the front with a curved radiator below. Picture rail.

BEDROOM THREE GROUND FLOOR

Double glazed window to the side. Radiator. Picture rail. Built in cupboard housing the gas fired central heating boiler and hot water cylinder.

BEDROOM FOUR GROUND FLOOR

Double glazed window to the rear. High level double glazed window to the side. Radiator.

BEDROOM ONE FIRST FLOOR

Double glazed windows to the rear and side. Two radiators. Plenty of eaves storage. Large double built in wardrobe cupboard. Inset ceiling spotlights. Door leads to the:-

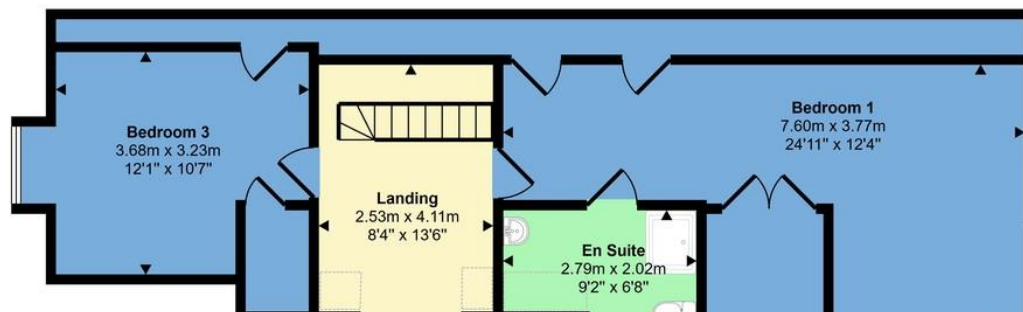
ENSUITE

With a 3 piece suite comprising a low level wc pedestal wash basin and large shower. Obscure double glazed window to the side. Inset ceiling spotlights. Some ceramic tiling to the

Approx Gross Internal Area
170 sq m / 1832 sq ft



Ground Floor
Approx 108 sq m / 1158 sq ft



walls. Underfloor heating.

BEDROOM FIVE

Double glazed window to the front. Access to the eaves.
Laminate flooring. Cupboard with access to the eaves.
Radiator.

GARAGE

Detached from the property approached from Conifers with
an up and over door and personal door to the rear garden.

REAR GARDEN

This beautiful rear garden is well stocked with established
flower and shrub borders. Lawn area. Screen fencing. Circular
paved patio. Greenhouse to remain. External water supply and
lighting. Raised herb garden. Side access to the front via

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	34 F	

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