



- FOUR DOUBLE BEDROOMS
- TWO EN SUITES
- SUPERBLY FITTED KITCHEN
- CENTRAL ISLAND UNIT

9 The Saltings, Hadleigh , SS7 2BD

£650,000

Extended at the rear to provide FOUR DOUBLE BEDROOMS with TWO EN SUITE SHOWER ROOMS is this DETACHED FAMILY HOME. Located withing WALKING DISTANCE OF HADLEIGH TOWN CENTRE. Superbly fitted KITCHEN/DINING ROOM with GRANITE WORK SURFACES.



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed panels leads to the entrance hall. Stairs to the first floor. Wood effect flooring. Radiator. Coving. Inset ceiling spotlights. Storage cupboard.

CLOAKROOM

Low level wc and a hand wash basin. Obscure double glazed window to the front. Coving. Inset ceiling spotlights. Radiator.

LOUNGE

With a double glazed bay window to the front aspect. Double radiator. Coving. Inset ceiling spotlights. Feature inset gas fire. Wood effect flooring. Twin 15 light doors lead to the:-

KITCHEN/DINER

This really good size room across the rear of the property has double glazed french doors leading to the rear garden. A feature island unit includes a breakfast bar, storage and granite work tops. Wood effect flooring. Vertical radiator. Inset ceiling spotlights. The main kitchen area is well fitted with a range of hand painted solid wood units at eye and base level with granite work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Neff double oven. Induction hob with an extractor cooker hood over. Space and plumbing for a dishwasher, washing machine and fridge freezer. Part glazed double glazed door leads to the side. Built in understairs storage cupboard.

LANDING

Access to the loft. Inset ceiling spotlights. Coving.

BEDROOM ONE

This good size room has two double glazed windows to the front. Two radiators. Hand painted range of fitted wardrobes





and chest of drawers. Coving. Inset ceiling spotlights. Door leads to the:-

EN SUITE BATHROOM

A good size room with a 4 piece white suite comprising a spa bath with a mixer tap and shower attachment, low level wc pedestal hand wash basin and corner shower. Heated towel rail. Obscure double glazed window to the side. Extractor fan. Inset ceiling spotlights. Coving. Fully tiled to all visible walls. Tiled floor.

BEDROOM TWO

Two double glazed windows to the front aspect. Double radiator. Fitted wardrobes with a central dressing table unit. Coving. Door leads to the :-

EN SUITE SHOWER ROOM

With a 3 piece white suite comprising a low level wc hand wash basin and separate shower cubicle. Obscure double glazed window to the side. Heated towel rail. Fully tiled to the visible walls and floor. Inset ceiling spotlights.

BEDROOM THREE

Two double glazed windows to the rear. Radiator. Fitted wardrobes and a dressing table unit with shelves over. Built in storage cupboard.

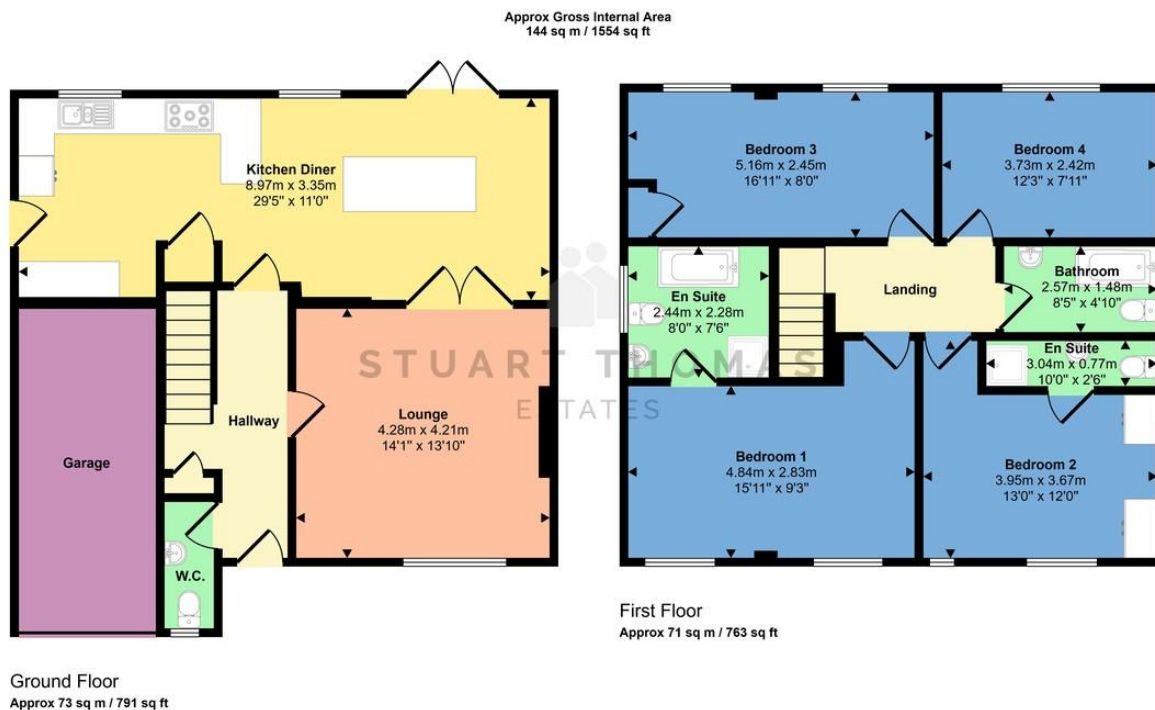
BEDROOM FOUR

Double glazed window to the rear. Radiator. Coving. Laminate flooring.

FAMILY BATHROOM

Low level wc vanity hand wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the side. Heated towel rail. Half tiled to the visible





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

walls along with a tiled floor. Inset ceiling spotlights. Electric shaver socket.

GARAGE

With an up and over door. Wall mounted gas fired central heating boiler. Personal door to the side.

REAR GARDEN

Mainly laid to lawn with a patio and corner shed. Screen fencing. Side access to the front.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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