



BROWN & BRAND



Bilton Road
Hadleigh, SS7 2HQ

- Three Bedroom Semi Detached Family Home
- Downstairs Shower Room
- Extended Kitchen/Dining Room
- Three Good Sized Bedrooms

£450,000





Property Description

Brown and Brand proudly presents this charming Three-bedroom semi-detached house, meticulously maintained. Upon entering, you're greeted by a generously sized lounge, conveniently located on the ground floor is a modern shower room, adding practicality to the layout. The heart of the home lies in the spacious kitchen/dining room to the rear with french doors leading out to the West facing unoverlooked rear garden ideal for entertaining also for those who work from home this property offers an outside office /garden room. To first floor, you'll find three well-proportioned bedrooms, each offering comfortable accommodation. The main bedroom impresses with plenty of built-in storage, ensuring a clutter-free environment, while the family bathroom caters to daily routines with ease. Externally, the property features its own driveway, providing ample off-street parking, adding to the convenience of modern living. Situated close to all local amenities with walking distance to Hadleigh Infants. Don't miss the opportunity to make this delightful property your new home. Contact Brown and Brand today to arrange a viewing.



ACCOMMODATION

Approached via composite door with inset opaque glass panels and double glazed opaque windows to both sides.

ENTRANCE HALLWAY

Wood laminate flooring. Radiator. Smooth plastered ceiling. Cupboard housing fuseboard and electric meter. Carpeted stairs to first floor. Door leading through to:

UTILITY ROOM/UNDERSTAIRS STORAGE CUPBOARD

Tiled flooring. Smooth plastered ceiling. Space and plumbing for washing machine & tumble dryer. Storage cupboards and fitted shelving. Wooden worktop inset with stainless steel sink and mixer tap over.

KITCHEN/DINING ROOM

20' 1" x 14' 9" (6.12m x 4.5m) Extensively fitted kitchen in wood units to both ground and eye level with contrasting work tops over, extending to a breakfast bar with storage cupboards under separating kitchen from dining area. Inset Stainless steel sink with mixer tap over along with a garbage disposal unit. Glass screen splash backs. Inset double oven and grill with matching integrated microwave. Gas five ring hob with extractor hood over. Space for American style fridge/freezer. Integrated dish washer. Wine cooler. Warming plate draw. Tiled flooring with underfloor heating. Smooth plastered ceiling with inset spot lighting. Double glazed French doors leading out to rear garden.



LOUNGE

14' 0" x 11' 9" (4.27m x 3.58m) Double glazed window to front. Carpet. Radiator. Smooth plastered ceiling with central light and wall lights.



DOWNSTAIRS SHOWER ROOM

Fitted in a three piece suite comprising self contained shower cubicle with plumbed in shower and folding shower screen. Close coupled WC and wash hand basin with mixer tap over. Fully tiled walls. Tiled flooring with underfloor heating. Smooth plastered ceiling. Extractor fan. Obscure double glazed window to flank.

LANDING

Carpet. Loft access. Smooth plastered ceiling. Doors leading through to:

BEDROOM ONE

11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to front. Carpet. Radiator. Smooth plastered ceiling. Cleverly built in wardrobes & storage drawers fitted across two walls with fitted unit over double bed giving more storage and bedside tables.





BEDROOM TWO

10' 7" x 9' (3.23m x 2.74m) Double glazed window to rear. Carpet. Radiator. Smooth plastered ceiling.

BEDROOM THREE

9' 9" x 8' (2.97m x 2.44m) Double glazed window to flank. Carpet. Radiator. Smooth plastered ceiling.

FAMILY BATHROOM

Fitted in a three piece suite comprising bath with glass screen splashbacks and plumbed in shower over. Pedestal wash hand basin and WC. Storage cupboard housing combination boiler. Tiled floor. Radiator/towel rail. Smooth plastered ceiling with inset spot lighting. Extractor fan. Obscure double glazed window to flank.



EXTERNALLY

OUTBUILDING/OFFICE

9' 2" x 12' 3" (2.79m x 3.73m) Double glazed window to rear and flank. Wooden laminate flooring with underfloor heating. Smooth plastered ceiling with spotlights. Fitted wrap around desk with plenty of storage over.. Walk in storage cupboard housing fire and burglar alarm. Fuseboard.

STORAGE SHED

Wooden double doors. Double glazed window to flank. Power. Also has access through to outbuilding/office.

REAR GARDEN

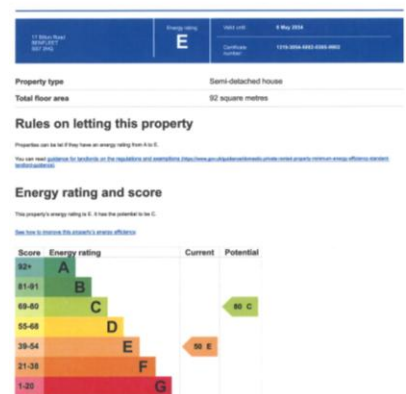
Unoverlooked rear garden with a large wooden decking area with inset lighting surround great for entertaining. Mainly laid to lawn with mature trees to the rear with privacy fencing. Privacy fencing. Outside tap. Garden shed. Gated side access.

FRONT GARDEN

The property benefits from having ample off street parking provided via paved driveway. Retaining brick wall to front and side. Gated side access.



Energy performance certificate (EPC)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.