



BROWN & BRAND



Rectory Road
Hadleigh, SS7 2NQ

Two Bedroom Edwardian
Semi Detached House

- No Onward Chain
- Views Over John Burrows
- Close To Pours Lane Woods

£445,000





Property Description

Charming Edwardian 2-Bedroom Semi-Detached House with Park Views in Hadleigh is being offered with NO ONWARD CHAIN. A rare opportunity to own a stunning character house with picturesque views over John Burrows Park. Located close to Poors Lane Woods and within easy reach of Hadleigh town centre, this property seamlessly blends historical charm with modern conveniences.

Accommodation offers entrance porch leading to entrance hallway, ground floor Three piece bathroom, lounge to front with large bay window and feature fireplace, dining area and newly fitted modern kitchen.

First floor there are two double bedrooms, the main bedroom having it's own ensuite shower room. The unoverlooked rear garden is approximately 60ft and parking is provided for a block paved driveway, providing parking for two cars.



ACCOMMODATION COMPRISES

Approached via double doors giving access to:

ENTRANCE PORCH

Stained glass window to side. Tiled walls. Tiled flooring. Further hardwood door with beautiful stain glass window giving access through to:

ENTRANCE HALLWAY

Laminate wood effect flooring. Carpeted stairs to first floor. Wall mounted thermostat control. Wall mounted alarm system. Cupboard housing metres and trip switches. Door leading through to:

LOUNGE

14' 1" x 11' 9" (4.29m x 3.58m) Large bay window fitted with double glazed sash windows to front. Traditional radiators to two walls. Smooth plastered ceiling with coving and ceiling rose. Feature fireplace. Laminate wood effect flooring.

GROUND FLOOR BATHROOM

Three-piece suite comprising claw foot bath, traditional high flush toilet and pedestal wash hand basin. Tiled walls. Cushion flooring. Smooth plastered ceiling with inset spotlights. Traditional radiator. Double glazed obscure window to the side.

DINING ROOM

14' 3" x 10' 10" (4.34m x 3.3m) Double glazed window to rear. Laminate wood effect flooring. Traditional radiator. Feature fireplace. Large walk in under stairs storage cupboard. Smooth plastered ceiling with coving and ceiling rose. Archway leading to:

KITCHEN

8' 9" x 7' 8" (2.67m x 2.34m) Newly fitted modern kitchen is fitted with eye and base level units with marble quartz work surfaces over incorporating sink with mixer tap over and drainer. Electric double oven with four ring gas hob with extractor hood over. Integrated dishwasher and washing machine. Cupboard housing wall mounted combination boiler. Integrated fridge/freezer. Cushion flooring. Double glazed window to rear with double glazed door to side giving access to rear garden.





LANDING

Loft access. Fitted carpet. Doors leading to bedrooms

BEDROOM ONE

11' 9" x 12' 8" (3.58m x 3.86m) Large bay window fitted with double glazed sash windows to front. Newly fitted carpet. Smooth plastered ceiling. Fitted wardrobes. Traditional radiator. Door leading through to:

EN SUITE/SHOWER ROOM

Three-piece suite comprising close coupled WC. Wall mounted sink unit with mixer tap over. Shower cubicle. Tiled walls. Tiled flooring. Heated towel rail. Double glazed opaque window to the side. Extractor fan.

BEDROOM TWO

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed window to rear. Radiator. Newly fitted carpet. Smooth plastered ceiling .

EXTERNALLY

REAR GARDEN

Unoverlooked south facing rear garden approximately 60 ft. with block paved patio area with paved entertaining area and pathway to the rear of the garden, remainder laid to lawn with tree and mature shrub borders. Privacy fencing. Outside tap. Gated side access. Storage units and summer house

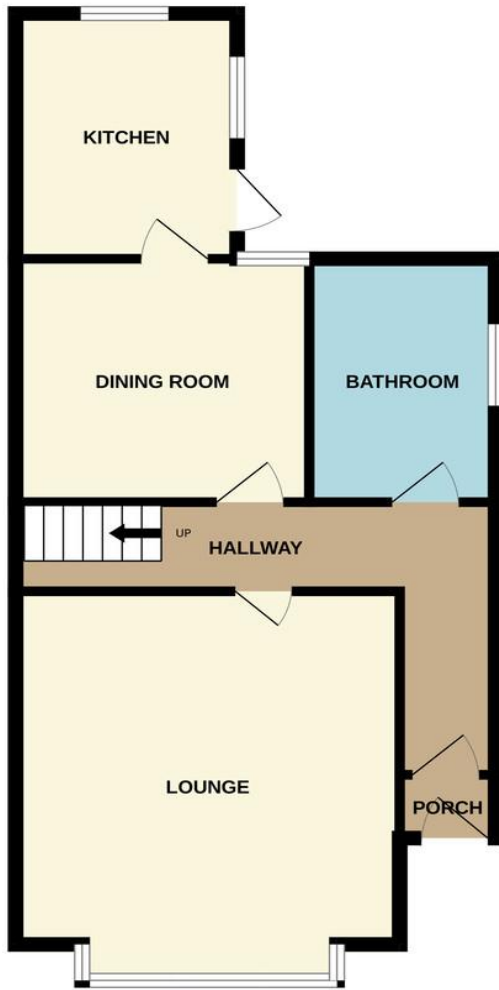
FRONT GARDEN/PARKING

Privacy hedging to the front and side. Block paved driveway providing parking for 2 cars.





GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
130 Rectory Road BENFLEET SS7 2NC	Energy rating E	Valid until: 18 April 2033	Certificate number: 0940-1209-5807-6139-0504
Property type	Semi-detached house		
Total floor area	85 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is E. It has the potential to be C.			
See how to improve this property's energy efficiency .			
<p>The graph shows this property's current and potential energy rating. The current rating is E (score 53) and the potential rating is C (score 79).</p>		<p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0940-1209-5807-6139-0504?print=true>

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221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

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