



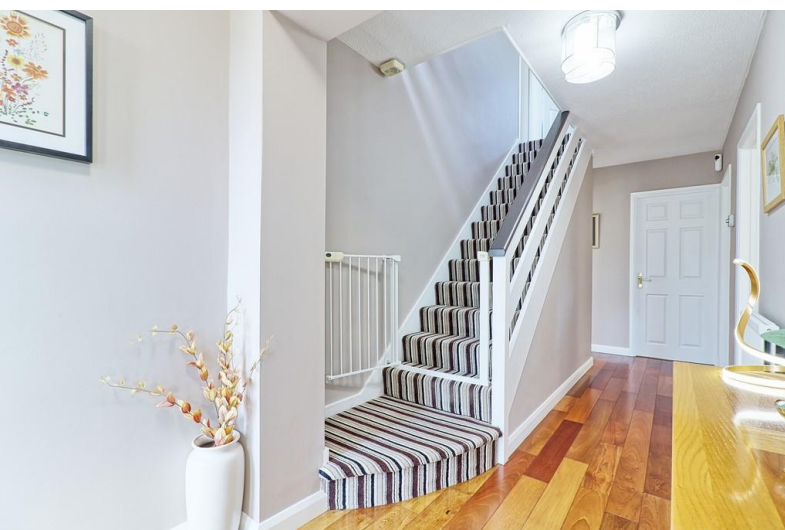
**BROWN & BRAND**



**Maplesfield**  
Hadleigh, SS7 2SG

- Beautifully Presented Four Bedroom Detached House
- Highly Sought After Cul-De-Sac Location
- Spacious Lounge Overlooking Rear Garden
- Double Garage/Workshop With Independent Driveway & Ample Parking

**Guide Price £625,000- £650,000**





## Property Description

**Guide Price £625,000-£650,000**

Brown and Brand are pleased to offer this larger than average 4 bedroom detached family home nestled in a small cul-de-sac on the sought after 'Westwood Estate' with John Burrows playing fields and close to local schools and amenities. Accommodation offers spacious entrance hallway, good sized lounge with feature fireplace and double doors leading through to dining room/sun room, study/sitting room to the front, modern fitted kitchen with integrated Bosch appliances and the benefit of a ground floor 3 piece bathroom. At first floor there are 4 bedrooms all with fitted wardrobes and a 3 piece bathroom suite. The property further benefits from a sweeping in and out driveway offering ample off road parking and also giving access to double garage with electric up and over door. We would highly recommend an early appointment to view to avoid disappointment.



### **APPROACHED VIA**

Contemporary modern entrance door with opaque glass panels to both sides giving access through to:

### **ENTRANCE HALLWAY**

Welcoming entrance hallway with solid wood flooring. Radiator. Textured ceiling. Home security alarm system. Carpeted stairs leading to first floor. Understairs storage cupboard housing fuse board and electric meter. Doors giving access to:



### **SITTING ROOM/STUDY**

13' 4" x 9' 9" (4.06m x 2.97m) Double glazed window to front. Solid wood flooring. Textured ceiling with coving. Wall lights. Radiator.

### **KITCHEN**

10' 8" x 10' 3" (3.25m x 3.12m) Extensively well fitted modern kitchen offering cupboards and drawer packs to both ground and eye level with contrasting granite worktops/splashbacks and incorporating one and half sink with mixer tap over. Integrated Bosch oven and a separate integrated microwave/oven/grill with warming plate draw. Four ring electric hob with extractor hood over. Integrated fridge and freezer. Bosch integrated dishwasher. Integrated washing machine. Smooth plastered ceiling with coving and inset spot lights. Tiled flooring. Double glazed window to rear and opaque double glazed door giving access to rear garden.



### **LOUNGE**

22' 0" x 12' 9" (6.71m x 3.89m) Large double glazed window to front. Carpet. Textured ceiling with coving. Radiator. Feature fireplace with electric fire. Double glazed sliding patio doors leading out to rear garden. Double doors giving access to:

### **DINING ROOM/SUN ROOM**

12' 8" x 10' 2" (3.86m x 3.1m) Double glazed windows to rear and side with double French doors giving access to rear garden. Carpet. Smooth plastered ceiling with inset spotlights. Radiator.





## **GROUND FLOOR FAMILY BATHROOM**

Three piece bathroom suite comprising of a walk in shower cubicle with rainforest shower head over and hand held attachment, glass shower screen with tiled surround. Wash hand basin with mixer taps over. Close coupled w/c. Ladder style radiator/towel rail. Smooth plastered ceiling with spotlights. Fully tiled flooring and walls. Opaque double glazed window to rear.

## **LANDING**

Wooden balustrade. Carpet. Radiator. Textured ceiling. Loft access also housing system boiler. Double glazed window to front. Doors giving access to:



## **BEDROOM ONE**

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed window to front. Carpet. Radiator. Textured ceiling with coving and ceiling fan/light. Fitted sliding mirrored wardrobes.

## **BEDROOM TWO**

11' 5" x 11' 1" (3.48m x 3.38m) Double glazed window to front. Carpet. Radiator. Textured ceiling with ceiling fan/light. Fitted sliding mirrored wardrobes



## **BEDROOM THREE**

12' 8" x 10' 9" (3.86m x 3.28m) Double glazed window to rear. Carpet. Radiator. Textured ceiling with ceiling fan/light. Fitted sliding mirrored wardrobes.

## **BEDROOM FOUR**

11' 1" x 8' 4" (3.38m x 2.54m) Double glazed window to rear. Carpet. Radiator. Textured ceiling with ceiling pendant light. Fitted sliding mirrored wardrobes.





### **FAMILY BATHROOM**

Spacious and beautifully fitted bathroom with a three piece suite comprising of a large walk in shower cubicle with rainforest shower head over and hand held attachment, glass shower screen with tiled surround. Large wash hand basin with mixer taps over inset to vanity unit. Close coupled concealed w/c. Ladder style radiator/towel rail. Smooth plastered ceiling with inset spotlights. Fully tiled flooring and walls. Cupboard housing water tank and storage. Opaque double glazed window to rear.



### **EXTERNALLY**

#### **REAR GARDEN**

Beautifully maintained rear garden offering a large paved area to immediate fore great for entertaining and a further decked sitting area. Laid to lawn with mature raised flower and shrub borders. Privacy fencing. Garden shed. Outside tap. Gas meter. Gated side access. Door giving access to :



#### **DOUBLE GARAGE**

Electric up and over door. Power and lighting.

#### **FRONT GARDEN/PARKING**

Sweeping in and out paved driveway giving more than ample off street parking for up to 5 cars. Lawn area edged with mature shrub and flower borders. Access to double garage and gated side entrance.





| Energy performance certificate (EPC) |                           |                     |                          |
|--------------------------------------|---------------------------|---------------------|--------------------------|
| 1 Maplesfield<br>BENFLEET<br>SS7 2JG | Energy rating<br><b>C</b> | Valid until:        | 28 August 2034           |
|                                      |                           | Certificate number: | 4920-2086-0316-1002-1413 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 133 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) (<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 C. It has the potential to be B.

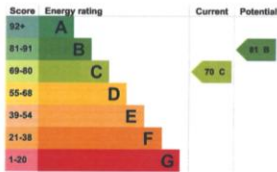
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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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.