



BROWN & BRAND



Shepherds Walk
Hadleigh, SS7 2LP

- Four bedroom semi detached family home
- 80ft West backing garden
- Ample off road parking
- Sought after location close to Poors lane Woods

£550,000





Property Description

This spacious four-bedroom semi detached family home is ideally situated on a popular road, just a short distance from Poor's Lane Woods and Hadleigh town centre. The accommodation features a large entrance hallway, a convenient ground floor WC, and a bright lounge-diner. The kitchen breakfast room offers plenty of space. The layout includes a split landing leading to four generously sized double bedrooms. A four-piece family bathroom provides a comfortable retreat for everyone. Outside, you'll find an impressive 80 ft west-facing garden, perfect for relaxation and entertaining. The property also benefits from a driveway with ample off-road parking. A wonderful opportunity for family living!



ACCOMMODATION COMPRISES

Approached via double glazed entrance door with obscure glass panelling giving access to:

ENTRANCE HALLWAY

15' 2" x 7' (4.62m x 2.13m) Obscure double glazed window to front. Smooth plastered ceiling, karndean flooring. Radiator. Stairs to first floor. Door to:

GROUND FLOOR WC

Two piece suite comprising WC, vanity sink unit with mixer tap, tiled walls, karndean flooring. Smooth plastered ceiling with inset spotlight, t extractor fan.

LOUNGE / DINER

24' 4" x 11' 3" (7.42m x 3.43m)

DINING AREA

Double glazed led light window to front. Parquet flooring, smooth plastered ceiling with coving, radiator.

LOUNGE AREA

Double glazed patio doors giving access to garden, fitted carpet, radiator smooth plastered ceiling, TV point. Opening giving access to:

KITCHEN/BREAKFAST ROOM

20' 2" x 9' 9" (6.15m x 2.97m) The kitchen is fitted with base units with work surface is over incorporating 1 1/2 stainless steel sink unit with mixer tap and drainer. Lino flooring, space for freestanding fridge freezer, space and plumbing for washing machine, freestanding electric cooker, tiled splash back, radiator, two double glazed windows to rear, double glazed door to side giving access to garden.

FIRST FLOOR ACCOMMODATION

SPLIT LANDING

Loft access, fitted carpet, door to:

BEDROOM ONE

13' x 10' 9" (3.96m x 3.28m) Double glazed window to front, radiator, fitted carpet, smooth plastered ceiling. Door giving access to:

WALK IN WARDROBE (POTENTIAL FOR EN-SUITE)

7' 3" x 6' 10" (2.21m x 2.08m) (plumbing installed for ensuite) double glazed window to front, smooth plastered ceiling with inset spotlights.

BEDROOM TWO

13' 5" x 11' 3" (4.09m x 3.43m) Double glazed window to front. Radiator, fitted carpet, smooth plastered ceiling.

BEDROOM THREE

12' 10" x 10' 4" (3.91m x 3.15m) Double glazed window to rear, radiator, fitted carpet, fitted wardrobes.





BEDROOM FOUR

10' 10" x 8' 7" (3.3m x 2.62m) Double glazed window to rear, radiator, fitted carpet, smooth plastered ceiling.

FAMILY BATHROOM

Modern four piece suite comprising WC. Pedestal wash hand basin, shower cubicle, bath with mixer tap.. tiled walls, tiled flooring, obscure double glazed windows to rear, smooth plastered ceiling with inset spotlights, heated towel rail.

REAR GARDEN

The rear garden is in excess of 80ft (un-measured) and is west backing. Patio area, large lawn area, privacy fencing, outside tap, gated side access.

GARAGE

13' 4" x 10' 2" (4.06m x 3.1m) Rear part being used as office. Double glazed window to side . Cupboard housing electric metre.

FRONT PART OF GARAGE

10' 8" x 7' 8" (3.25m x 2.34m) Used as storage

PARKING

Parking is provided via a block paved driveway providing ample off road parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

English | Cymraeg

Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 16 Shepherds Walk BENFLEET SS7 2LP | Energy rating D | Valid until 16 October 2034 |
| | | Certificate number 2160-8130-6040-9092-3991 |

Property type Semi-detached house

Total floor area 124 square metres

Rules on letting this property

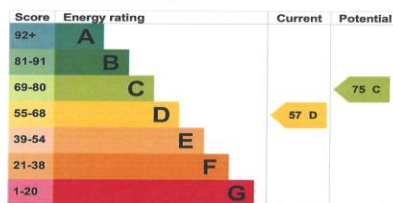
Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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

Breakdown of property's energy performance



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