



Brown & Brand



Arcadian Gardens

Hadleigh, SS7 2RP

- Character Three Bedroom Semi- Detached Chalet
- Two Substantial Reception Rooms
- Within Walking Distance Of Hadleigh High Street
- Separate Downstairs Cloakroom

Guide Price £475,000 to £500,000



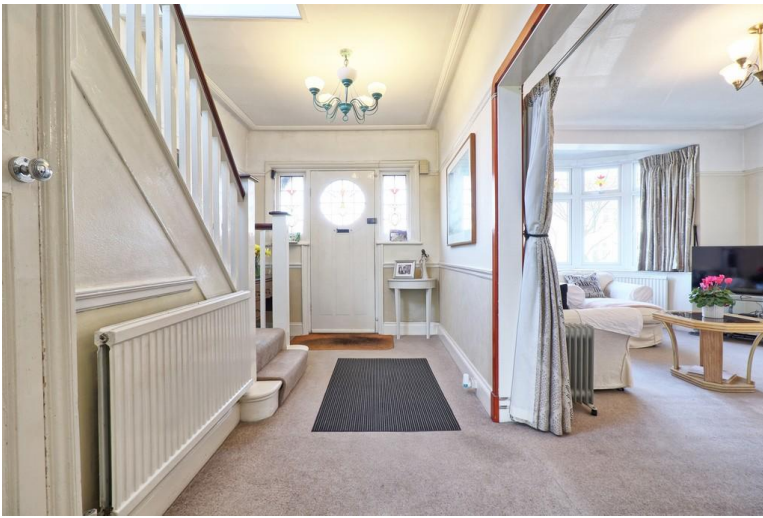


Property Description

GUIDE PRICE ... £475,000 - £500,000

Situated in a quiet cul-de-sac within the sought-after King John School catchment, this substantial and well-presented three-bedroom family home. As you enter, you're welcomed by a covered entrance porch leading to a spacious hallway. To the front of the property is a bright and attractive lounge, offering a cozy space for relaxation. At the rear, a large separate dining room features stunning decorative stained-glass windows and French doors, providing direct access to the tranquil rear garden. The well-appointed fitted kitchen comes complete with appliances, and the ground floor also benefits from a two-piece cloakroom and plenty of under-stair's storage, with direct access to the garage. On the first floor, you'll find three well-proportioned bedrooms, two of which are spacious doubles. There is also a separate toilet, a large walk-in airing cupboard, and a modern three-piece bathroom suite. The south-facing rear garden is approximately 70-80 feet in depth and boasts a variety of outbuildings, including a large summer house. To the front of the property, parking is available via a pitched roof garage, with additional off-street parking.





APPROACHED VIA

Pitched roof entrance porch giving access through to:

ACCOMMODATION

Approached via wooden entrance door with a decorative circular stainless glass window, also featuring to the side giving access through to:

ENTRANCE HALLWAY

Fitted coir mat. Carpet. Radiator. Dado rail. Picture rail. Smooth plastered ceiling with decorative coving. Under stairs cupboard housing electric & fuse board. Carpeted stairs to first floor. Opening giving access through to:

LOUNGE

16' 9" x 12' 5" (5.11m x 3.78m) UVPC Double glazed large bay window to the front. Carpet. Textured ceiling with coving. Radiator. Picture rail. Decorative fireplace with mantel over inset with a coal effect gas fire.



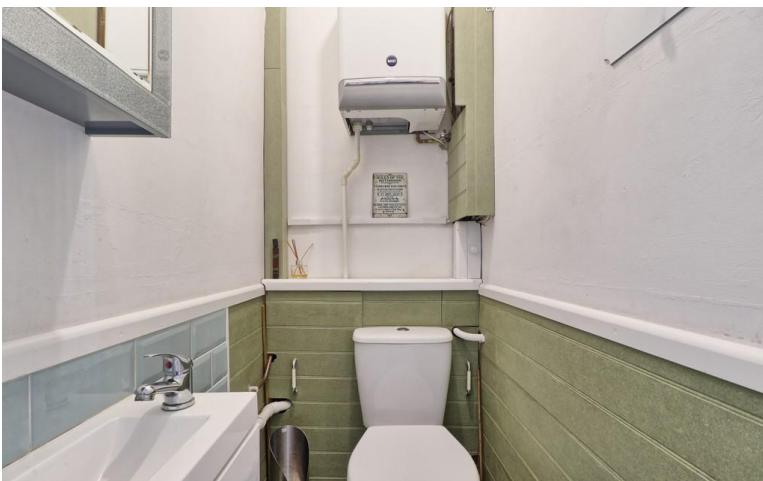
DINING ROOM

16' 8" x 11' 4" (5.08m x 3.45m) Beautiful decorative stain glass windows to the rear with French doors leading out to a South facing garden. Carpet. Textured plastered ceiling with coving. Radiator. Picture rail.



KITCHEN

12' 4" x 8' 8" (3.76m x 2.64m) Kitchen is fitted with units offering cupboard and drawer packs to both ground and eye level with contrasting work surfaces over. Inset one and a half bowl single drainer sink unit with mixer taps over. Integrated double oven/grill with Four ring gas hob. Space and plumbing for dishwasher. Space for separate fridge/freezer. Tiled splash back. Tiled flooring. Decorative beamed ceiling with coving. Single glazed windows overlooking the rear garden and side door giving access to rear garden:





DOWNSTAIRS CLOAKROOM

Fitted in a two-piece suite comprising wash hand basin inset to vanity unit with tiled splash back and close coupled WC. Tiled floor. Boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Spacious landing with fitted carpet and spindle balustrade. Radiator. Dado rail. Spacious walk in airing cupboard housing water tank. Access to loft with power and loft ladder. Large picture window to flank. Panelled doors giving access to all rooms:



BEDROOM ONE

16' 8" x 11' 5" (5.08m x 3.48m) UVPC Double glazed large bay window to the front. Carpet. Radiator. Textured ceiling with coving. Picture rail. Fitted wardrobes. Fireplace with mantel over.

BEDROOM TWO

13' 6" x 11' 5" (4.11m x 3.48m) Double glazed window to the rear. Carpet. Radiator. Smooth ceiling with coving. Picture rail. Storage cupboard. Fireplace with mantel over.



BEDROOM THREE

9' x 8' 1" (2.74m x 2.46m) Double glazed to the front. Carpet. Radiator. Smooth ceiling with coving. Picture rail.

BATHROOM

Three-piece suite comprising close coupled WC, wash hand basin inset to vanity unit and walk in shower cubicle with curved glass screen and electric shower over. Panelled bath with taps over. Radiator. Tiled floor. Tiled walls. Textured plastered ceiling. Double glazed window to rear.



SEPARATE W/C

Close coupled WC. Tiled floor. Window to flank.



EXTERNALLY

REAR GARDEN

This property enjoys the benefit of a secluded and un-overlooked south-facing rear garden, extending approximately 70-80 feet in depth (unmeasured). The garden is predominantly laid to lawn, with a paved area at the front, mature shrubs, and raised flower bed borders, all surrounded by privacy fencing. At the rear, an additional paved area leads to a spacious office/garden room (see measurements below). There are also several outbuildings offering ample storage, all with power. To the rear of the property, you'll find sun awnings, providing shade and comfort during warmer months. Gated side access and a door to the rear of the garage complete the outdoor space.



PITCHED ROOF GARDENROOM/OFFICE

19' 6" x 14' (5.94m x 4.27m) Double glazed windows to the side with wooden double doors to the front. Strip lighting.

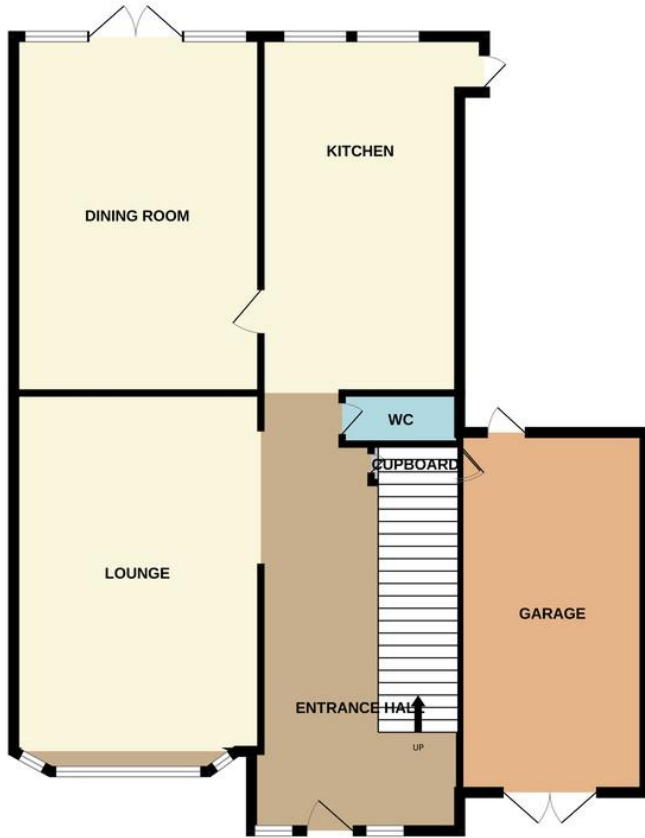


GARAGE

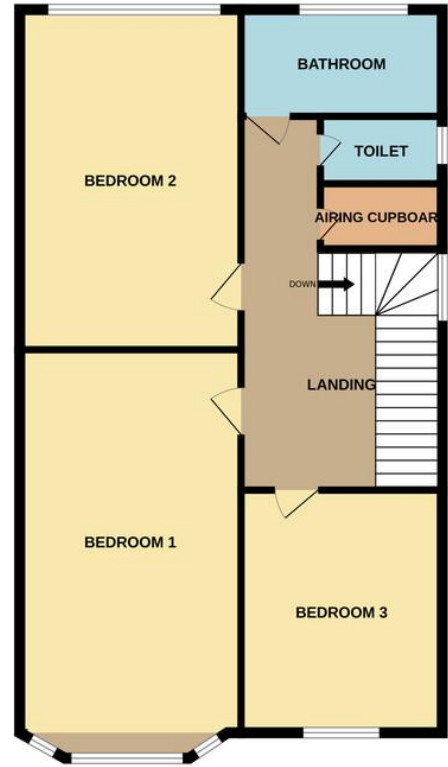
14' 6" x 7' 5" (4.42m x 2.26m) Double wooden doors to the front with a door giving access to the rear garden. Space and plumbing for washing machine. Gas meter. Power with strip lighting.



GROUND FLOOR



1ST FLOOR



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 mis-statement. 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 as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

8 Aradian Gardens RNF15EJZ SS7 2DP	Energy rating E	Valid until: 27 March 2035
Property type Semi-detached house		Certificate number: 0300-2853-3470-2325-1828
Total floor area 115 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 E. 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

The graph shows a scale of energy ratings from A (best) to G (worst). The current rating is E (score 52) and the potential rating is C (score 79). The average energy rating is D and the average energy score is 60.