



Brown & Brand



Woodcroft Close
Hadleigh, SS7 3YD

- Semi-Detached Three Bedroom House
- Offered With No Onward Chain
- Kitchen/Breakfast Area Overlooking Rear Garden
- Spacious Lounge

£400,000





Property Description

Situated in a quiet cul-de-sac and offered with NO ONWARD CHAIN is this three-bedroom family home. To the front of the property is spacious dining room with an attractive large bay window. At the rear, a separate living room with double French doors providing access to the rear garden. The fitted kitchen comes complete with appliances and separate utility area and ground floor also benefits from a two-piece cloakroom and under-stairs storage. Upstairs, you'll find three well-proportioned bedrooms, two of which are spacious doubles. There is also a separate toilet, a large cupboard, a three-piece bathroom suite. The rear garden is approximately 80' feet in depth and boasts a lovely summerhouse and additional storage sheds. To the front of the property, parking is available via an attached garage with electric up and over door and ample parking to the front of the property. Situated within close proximity to Hadleigh Town Centre, local woodland, bus routes and A127/A13.





APPROCHED VIA

Approached via entrance door with opaque leadlight window to the side opening through to.

ENTRANCE HALLWAY

Solid wood flooring. Radiator. Textured ceiling with coving. Under stairs storage housing gas, electric meters and fuse board. Carpeted stairs to first floor. Doors giving access through to.

DOWNSTAIRS CLOAKROOM

Fitted in a two piece suite comprising wash hand basin inset to vanity unit with mixer tap over and close coupled W/C. Solid wood flooring. Extractor fan. Radiator. Smooth plastered ceiling.



DINING ROOM

14' 5" x 11' (4.39m x 3.35m) A bright and spacious room featuring a large double-glazed leadlight bay window to the front, allowing plenty of natural light. Finished with carpet, a radiator and a textured ceiling with coving.

KITCHEN/BREAKFAST ROOM

21' x 8' 7" (narrowing to 5' 7" (6.4m x 2.62m) Kitchen offers a range of cupboards and drawer packs at both base and eye level, complemented by contrasting worktops. Features include a stainless steel one-and-a-half bowl sink with mixer tap, an integrated eye-level double oven/grill, and a four-ring electric hob with extractor hood above. There is space for a fridge/freezer, tile-effect flooring and a textured ceiling with coving. A double-glazed rear window provides views over the garden. An archway leads through to the adjoining space.



LOUNGE

24' 6" x 10' 4" (7.47m x 3.15m) Fitted with carpet and featuring a textured ceiling with coving, this comfortable space includes a radiator and an electric coal-effect fire with a mantel above. Wall lights provide ambient lighting, while double-glazed French doors with an adjacent glass side panel offer direct access to the rear garden.

UTILITY ROOM

Featuring tiled flooring and a textured ceiling, this functional space includes plumbing and ample room for both a washing machine and tumble dryer. A double-glazed decorative window to the side provides natural light, while an opaque half-glazed door offers direct access to the rear garden.

LANDING

Large opaque double glazed window to flank. Storage cupboard. Loft access. Doors giving access through to.

BEDROOM ONE

14' 8" x 10' 7" (4.47m x 3.23m) Double glazed leadlight windows to the front. Radiator. Carpet. Textured ceiling. Picture rail. Fitted wardrobes to one wall.





BEDROOM TWO

12' 9" x 9' 8" (3.89m x 2.95m) Double glazed window to the rear. Radiator. Carpet. Textured ceiling with coving. Fitted wardrobes to one wall with sliding doors.

BEDROOM THREE

9' 9" x 5' 6" (2.97m x 1.68m) Double glazed leadlight window to the front. Radiator. Carpet. Textured ceiling. Picture rail.

BATHROOM

Fitted with a two-piece suite comprising a wash hand basin inset into a vanity unit with mixer tap, and a large walk-in shower cubicle with fully tiled walls. The room features a smooth plastered ceiling with coving and inset spotlights, a radiator, extractor fan, and cushion flooring. A double-glazed opaque window to the rear provides natural light and privacy.

SEPARATE W/C

Comprising a low flush WC, smooth plastered ceiling with inset spotlights, radiator, and wood flooring. An opaque double-glazed window to the side provides natural light and privacy.

EXTERNALLY

GARAGE

20' 7" x 9' 1" (6.27m x 2.77m) Electric roll top garage door. Combination boiler. Power and lighting. Double glazed door to the rear giving access to garden.

REAR GARDEN

The generously sized, unoverlooked rear garden is primarily laid to lawn, offering excellent privacy and outdoor space. A raised patio area sits directly behind the property, bordered with attractive brick edging-perfect for planting or outdoor seating. Raised flower beds line both sides of the garden, all enclosed by privacy fencing.

Additional features include two garden sheds and a lovely good sized summerhouse with power-ideal as a home office, studio, or retreat. The garden also benefits from rear access to the garage for added convenience.

FRONT GARDEN

Block paved driveway to the front giving ample parking with brick retaining wall to front and side and direct access garage.

