

Brown Brand



**Hart Road** Thundersley, SS7 3QU

- Vacant 3 bed detached house close to shops & schools
- 3 reception rooms
- Fitted Kitchen
- Ground floor wc & first floor shower room

Guide price of £400,000-£425,000











# Property Description

Situated within easy reach of local shops, well-regarded schools, and convenient bus routes, this vacant threebedroom detached house is an ideal opportunity for families or buyers seeking extra space. The property opens with an entrance porch and welcoming reception hall with stairs to the first floor. The ground floor features a cloakroom, a bright lounge with doors leading into a generous dining room, and a fitted kitchen with an open archway to a breakfast area overlooking the rear garden – perfect for family meals and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece shower room. Outside, the home boasts extensive parking with a paved frontage and side driveway leading to a detached garage. The rear garden offers plenty of potential for relaxation and outdoor living. Further benefits include gas central heating and double glazing. With no onward chain, this property is ready for its next chapter – early viewing is highly recommended.







### ACCOMMODATION

Approached via double glazed led light entrance door through to

### ENTRANCE PORCH

Tiled floor. Double glazed led light windows to front and side. Half glazed panelled entrance door with matching double glazed led light window giving access to

### ENTRANCE HALL

Wood strip flooring. Radiator. Access to stairs to 1st floor landing with fitted carpet, wooden handrail and storage under. Artexed ceiling. Artexed and beamed walls. Doors to other rooms

### CLOAKROOM

Fitted in a white two-piece suite comprising pedestal wash hand basin and close coupled WC. Wood effect flooring. Tongue and groove panelling to rail height. Tiling to remaining walls. Radiator. Obscure double-glazed window to side. Coved and artexed ceiling with spotlights.

### **DINING ROOM**

11' 9" x 10' 9" (3.58m x 3.28m) Wood strip flooring. Radiator. Double glazed led light window to front. Coved and artexed ceiling. Glazed folding doors to lounge.

### **LOUNGE**

16' 1" x 11' 9" (4.9m x 3.58m) Wood strip flooring. Radiator. Coved and artexed to ceiling. Central chimney breast with surround and tiling. Double glazed patio doors to breakfast room. Further door to kitchen.

# KITCHEN/BREAKFAST ROOM

20' 9" x 19' 6 (Maximum L shape measurement) " (6.32m x 5.94m) KITCHEN AREA

Fitted in a range of wood units offering cupboards and drawers to ground & eye level with contrasting worktops over. Inset stainless steel one & half bowl single drainer sink unit with mixer taps. Tiled splashback. Coved and artexed ceiling. Double glazed window to side. Oven and grill with four ring hob and extractor over. Space and plumbing for washing machine and tumble dryer. Space for fridge. Tiled floor. Open plan to

## BREAKFAST AREA

Tiled floor. Radiator. Double glazed windows to rear and side. Double glazed door and matching patio doors to rear. Coved ceiling.

### FIRST FLOOR LANDING

Carpet. Built in cupboard. Double glazed window to side. Coved and artexed beamed walls. Access to loft. Doors to other rooms.

### SHOWER ROOM

Fitted in a three-piece suite comprising walk-in shower cubicle with electric shower, wash hand basin and WC inset to vanity unit. Laminate flooring. Wood panelled walls to two walls with tiling and panelling. Obscure double-glazed window to rear. Artexed ceiling with spotlights.



# BREAKFAST ROOM KITCHEN LOUNGE

GROUND FLOOR



1ST FLOOR

221 London Road

Hadleigh

Essex SS7 2RD

### BEDROOM ONE

13' x 12' 6" (3.96m x 3.81m) Carpet. Radiator. Double glazed led light window to front. Coved and artexed ceiling. Wardrobes. Access to eaves storage.

### BEDROOM TWO

8' 2" x 8' 6 (Plus bed recess)" (2.49m x 2.59m) Carpet. Radiator. Double glazed window to rear. Coved ceiling.

## BEDROOM THREE

14' x 5' 4" (4.27m x 1.63m) Carpet. Radiator. Double glazed window to side. Coved ceiling. Access to eaves storage.

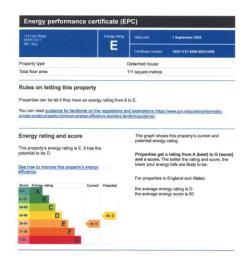
### REAR GARDEN

Paved patio to immediate fore with a remainder being laid to lawn with shrub borders and privacy fencing. Gated side access. External lighting.

### **PARKING**

Via detached brick-built garage with up and over door with personal door and window to side. Approached via paved driveway to side and matching frontage providing off-street parking for numerous vehicles. Boarded by retaining wall and hedges.







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