



Brown & Brand



Leigh Heights
Hadleigh, SS7 2JN

Detached Three Bedroom
Bungalow

Offered With No Onward Chain

Within Walking Distance Of
Hadleigh High Street

West Facing Garden

Guide Price £550,000 to £575,000





Property Description

GUIDE PRICE - £550,000 to £575,000

Offered with no onward chain and situated in a sought-after turning close to Hadleigh town centre is this beautifully presented three-bedroom detached L-shaped bungalow.

The accommodation comprises a welcoming entrance hallway, three well-proportioned bedrooms, a dual-aspect lounge with bay window to the front and bi-folding doors to the rear, a modern four-piece bathroom suite, a spacious kitchen/dining room, a further lounge/playroom, and a separate utility room.

Externally, the west-facing rear garden features a patio area, lawn, and privacy fencing, while parking is provided via an independent gravel driveway offering ample off-street parking, complete with an electric vehicle charging point.

This stunning home is ready to move into, and we highly recommend an early viewing to avoid disappointment.



ACCOMODATION

Approached via wooden entrance door with glass panelling leading to:

ENTRANCE HALL

Finished with wooden parquet flooring, the hallway features a useful cupboard housing the meters and trip switches, radiator, and wall-mounted thermostat control. Loft access is available, and the smooth plastered ceiling with inset spotlights provides a bright, modern feel. Doors leading through to:



LOUNGE

25' 7" x 12' 5" (7.8m x 3.78m) A bright and spacious dual-aspect room featuring large double-glazed bay windows to the front, fitted with plantation shutters and complemented by a practical window seat below. The space is finished with elegant wood parquet flooring and enjoys a feature fireplace with hearth and inset wood-burning stove. To the rear, wide double-glazed bi-folding doors open directly onto the garden, creating an excellent indoor-outdoor flow. Additional charm is provided by two half-moon opaque windows to the side. The smooth plastered ceiling is enhanced with pendant lighting and wall light, offering both style and practicality..



BEDROOM ONE

14' 3" x 13' 2" (4.34m x 4.01m) Double glazed bay window to front, fitted with plantation shutters. Fitted wardrobes to one wall. Radiator. Fitted carpet. Half moon double glazed opaque window to side.

BEDROOM TWO

10' 5" x 9' 3" (3.18m x 2.82m) Double glazed window to side. Radiator. Fitted carpet. Smooth plastered ceiling.



BEDROOM THREE

9' 4" x 6' 3" (2.84m x 1.91m) Double glazed window to side. Radiator. Fitted carpet. Smooth plastered ceiling.



FOUR PIECE BATHROOM

Fitted with a four-piece suite comprising a close-coupled WC, pedestal wash hand basin, and a panelled bath with mixer tap. There is also a fully tiled shower cubicle with an electric power shower. The room is finished with tiled flooring, partly tiled walls, and a ladder-style radiator/towel rail. A smooth plastered ceiling with inset spotlights and a double glazed opaque side window.

KITCHEN/BREAKFAST ROOM

23' x 10' 2" (7.01m x 3.1m) The kitchen is fitted with a range of modern eye and base-level units complemented by wooden work surfaces incorporating a Butler-style sink with mixer tap and drainer. Appliances include an integrated double electric oven, integrated microwave, integrated dishwasher and a four-ring electric hob with extractor fan above, while space is provided for a large freestanding fridge/freezer. The design is enhanced by tiled splashbacks, tiled flooring, and a smooth plastered ceiling with inset spotlights. A double-glazed rear window provides natural light and views over the garden.



DINING/LOUNGE AREA

33' 5" x 8' 4" (10.19m x 2.54m) A bright and versatile reception space with radiators to two walls, tiled flooring, and a smooth plastered ceiling with inset spotlights. Natural light is provided by a double-glazed side window, along with further double-glazed sliding bi-folding doors to the side, offering direct access to the outside.



UTILITY ROOM

9' 6" x 7' 6" (2.9m x 2.29m) Finished with tiled flooring and smooth plastered ceiling, the utility offers space and plumbing for a washing machine and tumble dryer. Modern base-level units are complemented by granite work surfaces with an inset sink and flexible mixer tap. A double-glazed window to the front provides natural light, with a door to the front for convenient access.





EXTERNALLY

REAR GARDEN

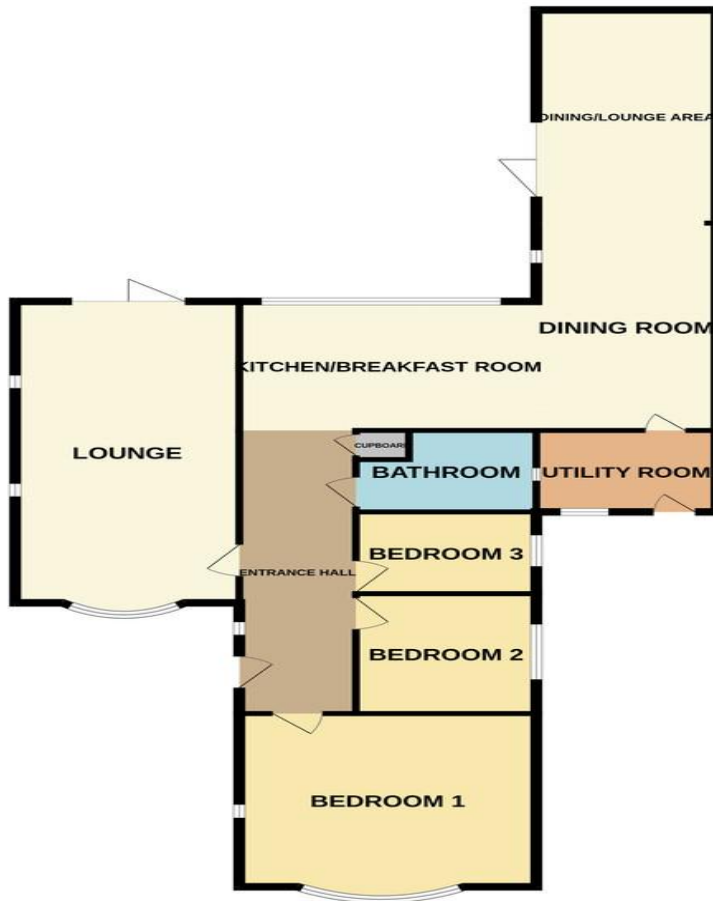
The property benefits from a low-maintenance, west-facing rear garden. A patio area lies directly to the rear, ideal for outdoor dining and entertaining, with the remainder laid to lawn and enclosed by privacy fencing. Additional features include an outside tap and garden shed.

FRONT GARDEN/PARKING

The property is approached via an independent gravel driveway providing ample off-street parking, with the added benefit of an electric vehicle charging point.



GROUND 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)							
15 Gypsy Road BENJAMIN SS7 2JA	<table border="1"> <tr> <td>Energy rating</td> <td>D</td> </tr> <tr> <td>Valid until</td> <td>7 February 2030</td> </tr> <tr> <td>Certificate number</td> <td>9319-2868-4229-3697-1395</td> </tr> </table>	Energy rating	D	Valid until	7 February 2030	Certificate number	9319-2868-4229-3697-1395
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Property type	Detached bungalow						
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).							
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							