



Brown & Brand



Church Road
Hadleigh, SS7 2HA

- Character Four Bedroom Semi Detached Home
- Off Street Parking
- 125ft South Facing Rear Garden
- Short Walk To Hadleigh Town Centre Shops & Amenities

Offers In Excess Of £450,000





Property Description

Deceptively Spacious and Versatile Four-Bedroom Semi-Detached Home with 125ft South-Facing Garden

Offering plenty of charm and character, this deceptively spacious and versatile four-bedroom semi-detached home features a beautiful south-facing rear garden measuring approximately 125ft.

The ground floor boasts four reception rooms, a fitted kitchen, utility room, conservatory, and a convenient ground floor W/C. Upstairs, you'll find generously sized bedrooms, including a main bedroom with a four-piece en-suite bathroom, and a further four-piece family bathroom suite. The property also benefits from off-street parking to the front.

Perfectly positioned in a sought-after turning within Hadleigh, the home is just a short walk from Hadleigh Town Centre, Hadleigh Castle, and a range of local amenities. Excellent transport links are within easy reach, and the property falls within the popular Hadleigh Infant and Junior School catchment area.

Viewings are highly recommended to fully appreciate the size, character, and flexibility this unique home has to offer.





ACCOMMODATION

Entrance door giving access.

ENTRANCE PORCH

Featuring attractive leadlight windows to the front and side, tiled flooring, and a double-glazed door providing access through to.

DINING ROOM

11' 1" x 10' 13" (3.38m x 3.38m) The room benefits from a double glazed leadlight bay window to the front, Wood effect laminate flooring, two radiators, and convenient access to both the inner lobby and sitting room to the front.



INNER LOBBY

Finished with fitted carpet and offering access to the ground floor W/C and a cosy snug area.

SNUG AREA

11' 2" x 8' 10" (3.4m x 2.69m) Double glazed leadlight bay window to the front, this room features a fitted carpet, radiator, ample power points, and a feature fireplace creating a focal point.

DOWNSTAIRS CLOAKROOM

Fitted with a two-piece suite including a low flush W/C and wash hand basin, complemented by half tiled walls, a radiator, and an obscure leadlight window to the front.



SITTING ROOM

11' 2" x 10' 11" (3.4m x 3.33m) This welcoming room includes wood-effect laminate flooring, two radiators, and plenty of power points. A brick fireplace with a wood-burning stove adds character, and a double-glazed window overlooks the rear. There's also a central heating thermostat, carpeted stairs to the first floor, understairs storage, a door to the kitchen, and sliding doors opening to the lounge.

LOUNGE

13' 5" x 11' 5" (4.09m x 3.48m) This room includes fitted carpet, a double glazed rear window, radiator, wall lights, power points, and a TV point.



KITCHEN

12' 3" x 6' 4" (3.73m x 1.93m) This well-equipped kitchen boasts a ceramic sink and drainer unit with mixer tap set into roll-edge worktops, with cupboards and drawers below and matching eye-level units above. Integrated appliances include a four-ring electric hob with extractor and Neff double ovens. The room also features cushion flooring, tiled splashbacks, and a cupboard housing the gas central heating boiler. Double glazed windows to the rear and side overlook the garden, while a double-glazed door provides access to the rear. The kitchen also opens through to the utility room.



UTILITY ROOM

12' 2" x 6' 2" (3.71m x 1.88m) The utility room features a stainless-steel sink and drainer unit with storage below, roll-edge worktops with cupboards above and below, and space with plumbing for a washing machine and dishwasher. There is also space for fridge/freezers, power points, a radiator, and cushion flooring. Double glazed windows to the side provide natural light, and a double-glazed door leads through to the conservatory.

CONSERVATORY

13' x 6' (3.96m x 1.83m) The conservatory features double glazed windows to the sides and rear, with a double-glazed door providing access to the rear garden. It also benefits from cushion flooring, power points, and a radiator.

FIRST FLOOR

LANDING

The landing features fitted carpet, a radiator, loft access hatch, and power points, with doors leading to the adjoining rooms.

BEDROOM ONE

13' 9" x 11' 5" (4.19m x 3.48m) The bedroom features a double glazed window to the rear, fitted carpet, radiator, and power points, with a door leading to the en-suite bathroom.



EN SUITE

12' 2" x 6' 4" (3.71m x 1.93m) The en-suite features a four-piece suite comprising a panelled bath with taps over and separate handheld attachment, push-button W/C, pedestal wash hand basin, and separate shower cubicle with tiled surround and shower over. The room also benefits from a radiator and an obscure double glazed window to the rear.



BEDROOM TWO

11' 4" x 11' 1" (3.45m x 3.38m) This room features double glazed leadlight windows to the front, fitted carpet, radiator, power points, and a feature fireplace.

BEDROOM THREE

11' 2" x 10' 11" (3.4m x 3.33m) This room features double glazed leadlight windows to the front, fitted carpet, radiator, and power points.

BEDROOM FOUR

10' 9" x 8' 2" (3.28m x 2.49m) This room features a double glazed window to the rear, carpeted flooring, radiator, power points, and a storage cupboard.





BATHROOM

12' 4" x 6' 4" (3.76m x 1.93m) The bathroom features a four-piece suite comprising a panelled bath with taps and separate handheld shower attachment, pedestal wash hand basin with mixer tap, WC, and a separate shower cubicle with tiled surround and shower over. The room also benefits from an obscure double-glazed window to the rear, radiator, vinyl flooring, shaver point, extractor fan, and a storage cupboard housing the immersion tank.

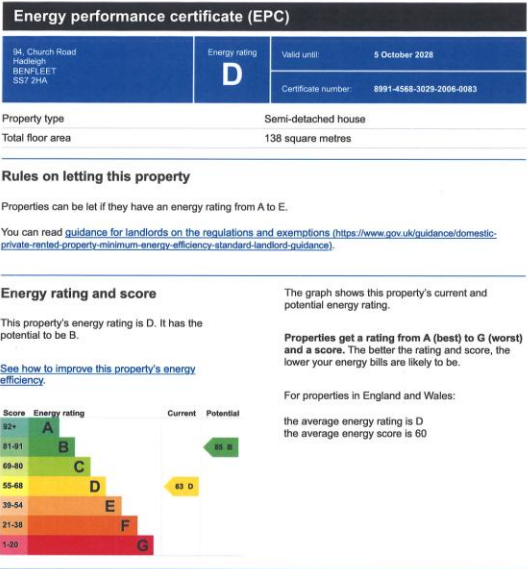
EXTERNALLY

REAR GARDEN

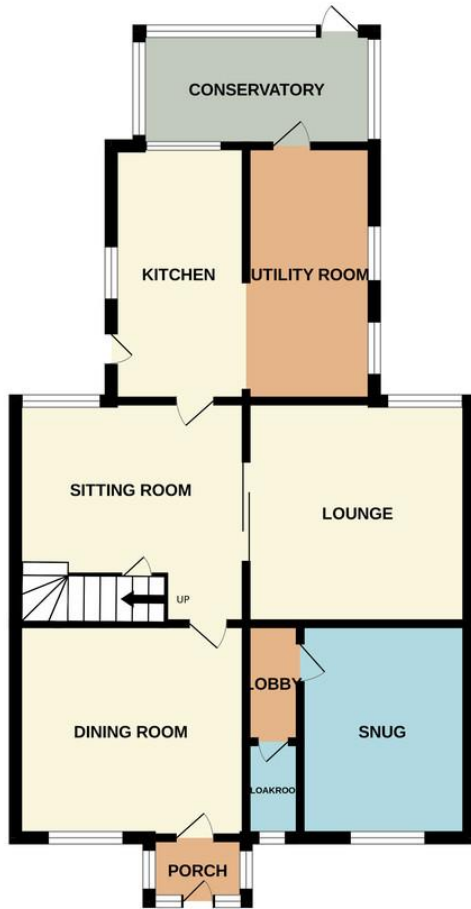
The property boasts a beautiful south-facing rear garden measuring approximately 125ft in depth. The garden begins with a large expanse of patio, ideal for outdoor seating and entertaining, while the remainder is predominantly laid to well-established lawn with pathways leading to the far end. Well-stocked flowerbeds, privacy fencing, and a variety of shrubs and fruit trees enhance the space. Additional features include a vegetable plot with two greenhouses and a summerhouse, four timber sheds, and a brick-built WWII Anderson Shelter providing useful storage. The garden also benefits from an outside tap, side access to the front via a gate, and access to an additional outbuilding providing excellent versatile space suitable for a variety of purposes, featuring power and lighting, with double glazed doors and a window to the side

FRONT GARDEN/OFF ROAD PARKING

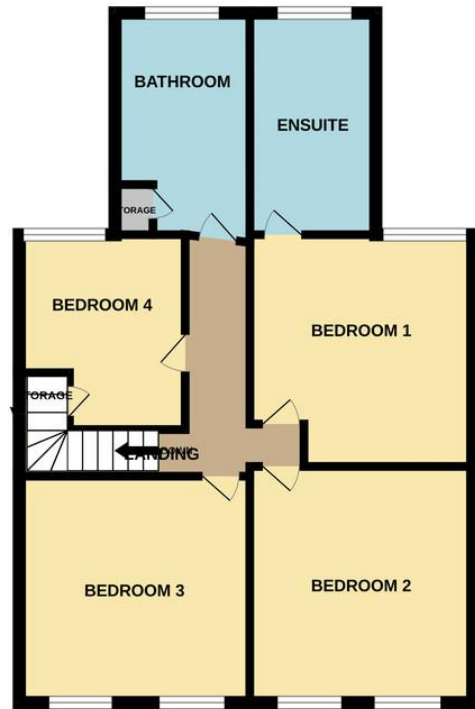
Driveway providing off-street parking for up to three cars.



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.
Made with Metropix ©2025

