



Brown & Brand



Ash Road
Hadleigh, SS7 2BA

- Unoverlooked 100' West Facing Garden
- Utility Room & Separate Conservatory
- Few Minutes Walk From Town Centre
- End Of Chain

Guide Price £350,000 to £375,000





Property Description

GUIDE PRICE - £350,000 to £375,000

Perfectly positioned within a highly sought-after school catchment and just a leisurely stroll from Hadleigh's charming town centre, this beautifully presented home effortlessly blends style, comfort, and convenience. The lounge sets the tone with its decorative fireplace, that creates a warm and inviting ambiance. The thoughtfully designed kitchen flows seamlessly into the spacious dining area-an ideal setting for both everyday living and entertaining. A modern conservatory, bathed in natural light, extends the living space further, while a dedicated utility room adds valuable practicality. Upstairs, the property continues to impress with two generously sized double bedrooms and a newly installed, three-piece shower room, showcasing a sleek walk-in shower and high-quality finishes. Outside, the standout feature is the impressive 100ft west-facing rear garden-completely overlooked and enclosed by privacy fencing, offering a tranquil retreat complete with a useful garden shed. A side driveway provides effortless access to the detached garage, enhancing the home's excellent usability and appeal. This is a superb opportunity to secure a stylish and versatile home. Early viewing is strongly recommended.





APPROACHED VIA

UPVC double glazed door with glass panels leading through to.

ENTRANCE PORCH

Double-glazed window to the flank, with a panelled opaque-glazed door and side panel. Features tiled flooring and a textured ceiling.

LOUNGE

15' 10" x 13' 0" (4.83m x 3.96m) Double-glazed window to the front. Smooth plastered ceiling with coving and central ceiling light. Carpeted stairs to the first floor with useful under-stairs storage cupboards housing the meters. Radiator and carpet flooring. Attractive decorative fireplace with granite hearth and mantel, inset with an electric wood-burner. Opening through to:

DINING ROOM

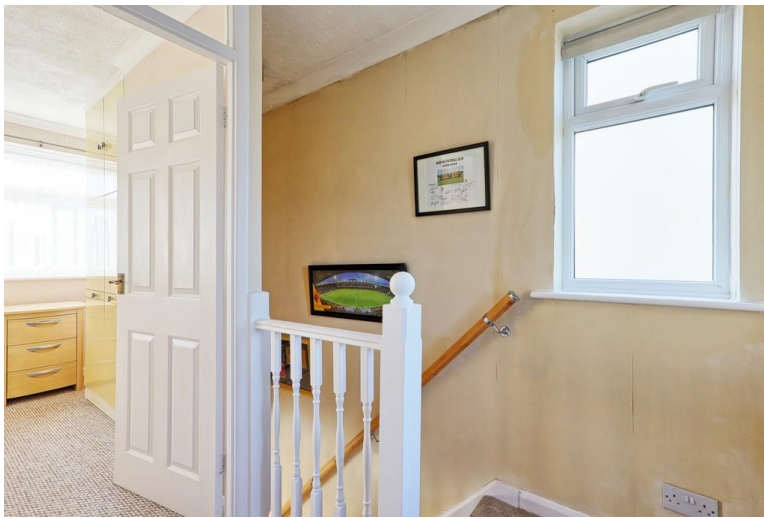
8' 3" x 6' 9" (2.51m x 2.06m) Double-glazed windows to either side of double-glazed sliding doors providing access to the conservatory, overlooking the rear garden. Radiator. Carpet flooring. Smooth plastered ceiling with coving and a central spotlight fitting.

KITCHEN

8' 9" x 8' 7" (2.67m x 2.62m) Double-glazed window to the rear and double-glazed door providing access to the conservatory and utility room.

The kitchen is fitted with a range of units offering cupboards and drawer packs at both base and eye level, complemented by contrasting wood-effect work surfaces. Features include an inset one-and-a-half bowl sink with mixer tap, fitted gas oven and grill with four-ring gas hob, and a wall-mounted boiler. Radiator and space for fridge/freezer. Wood-effect laminate flooring throughout. Smooth plastered ceiling with coving and a spotlight light fitting.





CONSERVATORY

12' 0" x 12' 0" (3.66m x 3.66m) Wood laminate flooring. Radiator. Wall lights. Double glazed windows and double-glazed French doors giving direct access to rear garden.

UTILITY ROOM

10' x 5' 2" (3.05m x 1.57m) Space and plumbing for washing machine with additional space for fridge/freezer with worktop over. Cushion flooring. Double glazed windows to the rear.



FIRST FLOOR

LANDING

Double glazed window to the side. Carpet. Textured ceiling with coving. Loft access.

BEDROOM ONE

14' 8" x 10' 7" (4.47m x 3.23m) Two double glazed windows to the front. Carpet. Cupboard housing water tank. Textured plastered ceiling with coving.



BEDROOM TWO

11' 6" x 10' 7" (3.51m x 3.23m) Double glazed window to the rear. Carpet. Textured plastered ceiling with coving.

SHOWER ROOM

Newly fitted modern three-piece shower room, featuring a spacious walk-in shower cubicle with fitted shower door. Wash hand basin set within a contemporary vanity unit with mixer tap over, and low-level W/C. Textured plastered ceiling with coving, complemented by cushion flooring. Stainless steel towel rail/radiator. Double-glazed opaque window to the rear providing natural light and privacy.





EXTERNALLY

REAR GARDEN

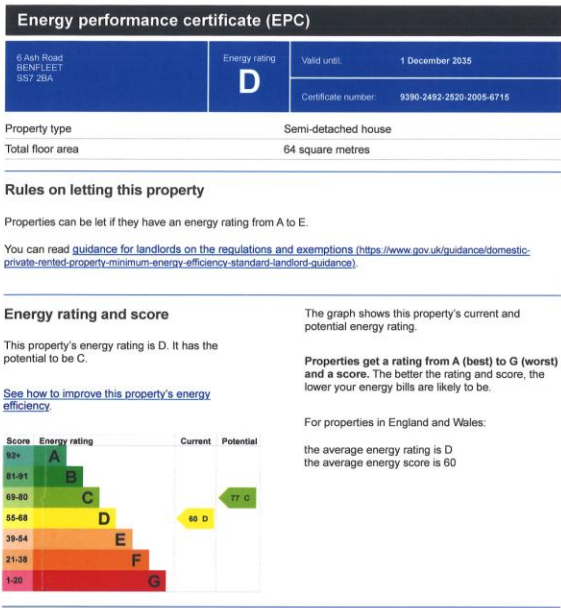
The property boasts an un-overlooked 100ft west-facing garden, enclosed by privacy fencing and featuring a useful garden shed. The outdoor space is mainly laid to lawn with mature shrub borders, complemented by a shingle border and a side pathway leading to the rear of the garden. A paved seating area provides an ideal spot for relaxation, while an artificially grassed area to the immediate fore flows seamlessly into an additional paved section. To the side, a driveway offers convenient access to the detached garage, completing this well-designed and versatile garden space.

LARGE DETACHED GARAGE

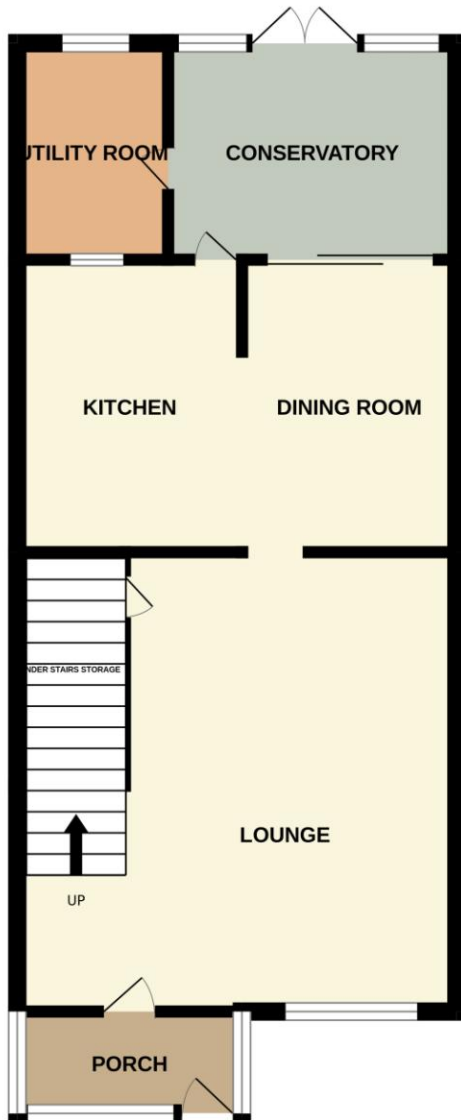
14' 3" x 19' 3" (4.34m x 5.87m) Up and over door. Power.

FRONT GARDEN

To the front is a gravelled area suitable for parking with an additional paved driveway to the side providing ample parking for numerous 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.
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