



COUNTRYSIDE ESTATES

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16 Alderwood Way, Hadleigh, Essex, SS7 1QJ

£725,000 Freehold

AN IMMACULATE 5 BEDROOM DETACHED HOUSE LOCATED IN THIS SOUGHT AFTER LOCATION OFF BENFLEET ROAD JUST MINUTES WALK OF KING JOHN SCHOOL. Offering excellent family accommodation which includes four reception rooms, luxury kitchen/breakfast room with utility off, whilst to the first floor there is an impressive landing, four double bedrooms with three having En - Suites plus bedroom 5/study and family bathroom.

Externally is a lovely landscaped garden approx. 55.ft and to the front a double garage.

VIEWING HIGHLY RECOMMENDED

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Entrance Hall 4'2 x 29'9 (1.27m x 9.07m)



Half glazed door leading to spacious hall, white turned spindle staircase to first floor, two radiators, power points, tiled floor with electric underfloor heating, covered and skimmed ceiling with inset lights, door to garage, window to flank.



Cloakroom/Wc

Modern suite comprising of close coupled wc with push button control, circular glass sink with mosaic tiled splashback, radiator, extractor fan.

Lounge 24'1 x 15'7 (7.34m x 4.75m)



A beautiful spacious room with French doors and windows overlooking the garden, radiator, covered and skimmed ceiling.



Bar/Reception Room 14 x 10'6 (4.27m x 3.20m)



Bay window to front with seating beneath, radiator, wood laminate flooring, covered and skimmed ceiling, fitted bar with oak top, cupboards under.



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Dining Room 10'8 x 9'9 (3.25m x 2.97m)



Half glazed door to side, tiled flooring with electric under floor heating, coved and skimmed ceiling with inset lights, open access to sitting room and kitchen, radiator.



Sitting Room 10'6 x 10'4 (3.20m x 3.15m)



French doors and windows to rear and flank overlooking the garden, matching tiled flooring with electric underfloor heating, coved and skimmed ceiling, radiator.

Luxury Kitchen/Breakfast room 13'10 x 11'7 (4.22m x 3.53m)



Window to flank, fitted with a modern range of cream base and wall cupboards, granite worktops and matching breakfast bar, integrated electric Neff double oven and induction hob with extractor over, wine cooler, integrated dishwasher, tiled flooring with electric underfloor heating, full height larder cupboard, coved and skimmed ceiling with inset lights, concealed wall mounted Worcester gas boiler, glazed display wall cupboard.



Utility Room 6 x 5'8 (1.83m x 1.73m)

Window to flank, matching units, plumbed for washing machine, granite worktops, skimmed ceiling with inset lights.

Landing 21'9 x 10'9 red 7'6 (6.63m x 3.28m red 2.29m)

An impressive spacious landing, airing cupboard with foam lagged cylinder, power points, two radiators, coved and skimmed ceiling, loft access.

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Bedroom One 15'5 x 15'4 (4.70m x 4.67m)



Two windows to rear, two radiators, coved and skimmed ceiling.

Dressing Room 8'2 x 4'5 (2.49m x 1.35m)

Fitted shelving and hanging, lighting.

En - Suite Bathroom 8'2 x 6 (2.49m x 1.83m)



Jacuzzi shower bath with independent shower unit over and curved shower screen, close coupled wc with push button control, circular sink set on unit with basket drawer beneath, coved and skimmed ceiling with inset lights and extractor fan, chrome towel radiator, window to rear.

Bedroom Two 19'8 x 9'9 (5.99m x 2.97m)



Window to rear, radiator, coved and skimmed ceiling.

En - Suite Shower Room

Modern white suite comprising of fully tiled shower cubicle with overhead and hand held shower attachment, close coupled wc with push button control, pedestal wash hand basin with mixer tap and tiled splashback, coved and skimmed ceiling with inset lights and extractor fan.

Bedroom Three 15'6 x 10 (4.72m x 3.05m)



Window to front, radiator, coved and skimmed ceiling, radiator, mirror fronted built in wardrobes.

En - Suite Shower Room

Modern white suite comprising of fully tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splash back, close coupled wc with push button control, coved and skimmed ceiling with inset lights and extractor fan.

Bedroom Four 11'1 x 9'1 (3.38m x 2.77m)

Window to front, coved and artex ceiling, radiator.

Bedroom Five/Study 7'3 x 6'6 (2.21m x 1.98m)

Window to flank, radiator, wood laminate flooring, coved and artex ceiling.

Bathroom

White suite comprising of panelled bath with mixer tap shower attachment, close coupled wc, pedestal wash hand basin, coved and skimmed ceiling with inset lights, extractor fan, radiator, half tiled walls.

Rear Garden 54' approx. (16.46m approx)



Fenced to boundaries, full width patio, neat lawn area, side way

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with tap, side entrance with gate, feature pebbled area to rear, shed, external lighting and power.



Double Garage 15'9 x 19'9 (4.80m x 6.02m)

Electric up and over door, light and power, door to hall.

Front Garden

Low maintenance pebbled area with shrubs and ornamental lighting.

Council Tax Band E

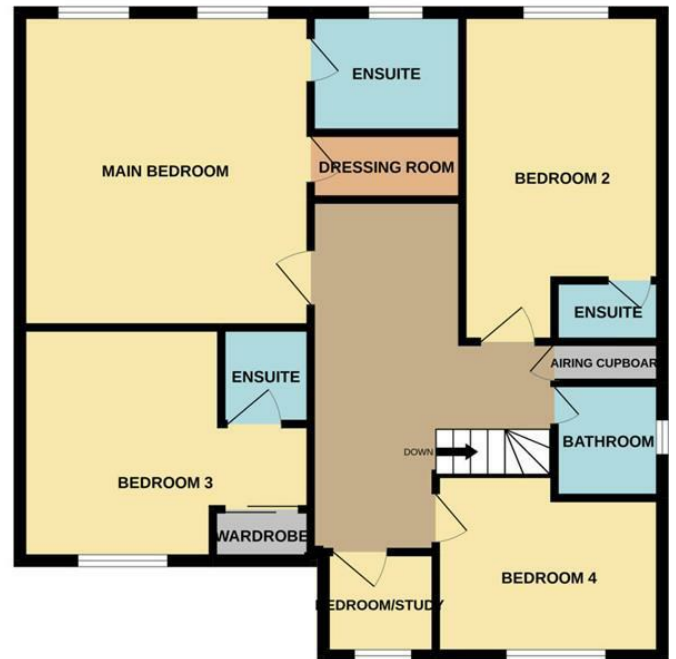
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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