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Lynton Gate, 21 Lynton Road, Hadleigh, SS7 2QG

Guide Price £600,000 - £625,000 Freehold

A DETACHED HOUSE POSITIONED WITHIN AN EXCLUSIVE & PRIVATE GATED DEVELOPMENT this property boasts a high specification which includes quality fitted kitchens with Bosch appliances, Karndean flooring, tiled bathrooms and fitted carpets to bedrooms. The excellent open plan living areas have bi-fold doors leading onto the fully landscaped gardens which includes two patio areas one including built-in bench seating and central fire pit, lawned area bordered with flowerbeds and outbuilding ideal gym or home office.

Situated within this quiet setting yet being within walking distance of Hadleigh Town Centre and within close proximity to Hadleigh Country Park. If schools are required then the well renowned and respected King John Senior School with adjoining Sixth Form College is within walking distance.

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Accommodation

Composite part glazed entrance door, leading to:

Entrance Hall 14'10" x 9'5" max (4.52m x 2.87m max)



Karndean flooring, smooth plastered ceiling, turn spindled staircase to first floor, radiator, power points and gate entry phone system.

Ground Floor Cloakroom

Modern white suite comprising close coupled W/C with push button control, vanity wash hand basin with mixer tap, cupboard under, tiled splash back, fitted mirror, radiator, Inset ceiling lights, extractor fan, matching Karndean flooring.

Open Plan Kitchen/Family Room 24'5 x 18'10 into bay reducing to 17'0" (7.32m'1.52m x 5.49m'3.05m into bay reducing to 5.1)



Grey aluminium bi-fold doors to side leading onto garden, Upvc double glazed bay window to front aspect and window to rear aspect with fitted shutters, glazed double doors to hall, Karndean flooring, smooth plastered ceiling. KITCHEN AREA Fitted with an attractive range of gloss units, Bosch integrated appliances comprising of fridge and freezer, fan oven with microwave/combi oven above, integrated dishwasher and ceramic induction hob with extractor hood above, quartz worktops with Blanco inset 1.5 single drainer sink unit with mixer tap and cupboards under, central divider with matching worktop and breakfast bar, radiators, TV and power points.



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Bedroom One 13'10" x 13'0" into bay (4.22m x 3.96m into bay)



Large bay window to side aspect with fitted shutters, carpet, smooth plastered ceiling, fitted wardrobes plus built-in storage cupboard, radiator, TV and power points.

Landing



Upvc double glazed obscure window to rear, carpet, power points and radiator, WALK-IN CUPBOARD 7'0 x 4'8 with lighting, further built in cupboard with vaillant gas combination wall mounted boiler.

Bedroom Two 11'8 x 11'5 max (3.56m x 3.48m max)



En-suite Shower Room



Modern white suite comprising of large fully tiled shower cubicle with handheld and overhead rainmaker shower, vanity wash hand basin with mixer tap, pop-up waste, two drawers beneath, tiled splash back, close coupled W/C with push button control, mirrored medicine cabinet, chrome towel radiator, skimmed finished ceiling with inset ceiling lights, extractor fan, tiled floor, window to front.

Upvc double glazed window to side aspect with fitted shutters, carpet, smooth plastered ceiling, fitted wardrobes, radiator, TV and power points.



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Bedroom Three 17'0" x 9'8" (5.18m x 2.95m)



Upvc double glazed window to side aspect with fitted shutters, carpet, smooth plastered ceiling, small cupboard with shelving, radiator, TV and power points.



Study 8'1 x 7'5 (2.46m x 2.26m)



Upvc double glazed obscure window to front aspect, carpet, smooth plastered ceiling, radiator and power points. (Currently used by the vendors as a nursery).

Bathroom 8'0" x 8'0" (2.44m x 2.44m)



Upvc double glazed obscure window to front aspect, panelled bath with wall mounted mixer tap shower, tiled surround, pop-up waste, fully tiled shower cubicle with handheld and overhead rainmaker shower, vanity wash hand basin with mixer tap, pop-up waste, tiled splash back, two drawers beneath, close coupled W/C with push button control, tiled floor, mirrored medicine cabinet, extractor fan, inset ceiling lights.



Garden Right Side 25'0" x 23'0" (7.62m x 7.01m)



Commencing with an attractive paved patio, neat lawn area, flowerbeds with shrubs, fencing to boundaries, external lighting, gate to front, matching pathway to rear of property with water tap and gate to

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Garden Left Side 22'4 x 19'2 (6.81m x 5.84m)



Brick boundary wall and inset flower beds with integrated bench seating around a central firepit, ceramic slabbed patio external lighting.



Outbuilding 11'10 x 7'8 max (3.61m x 2.34m max)



Timber construction with Upvc double double glazed door and window, power points and lighting. (Currently used a gym and could be the IDEAL HOME OFFICE)

Property Frontage



TWO PRIVATE PARKING SPACES adjoin the property and to the immediate front of the property is an attractive block paviour/cobbled pathway, planted flowerbeds.

Agents Note

Private Road Management Company - Each owner within the development is a director of the management company for the development and owns 25% shares.

Planning Permission - The property benefits from planning approval for a single storey extension and to place bi-folding doors from bedroom one to the side garden. Plans and Approval can be found at Castle point Borough Council website using reference: No: 24/0323/FUL

New Home Builders Warranty - The property was built in 2018 and offered with a 10 year builders warranty, therefore 4 years remaining on this warranty.

Council Tax Band

Council Tax Band E - Castle Point

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| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 98 |
| (92 plus) A | | |
| (81-91) B | 84 | |
| (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 | | |



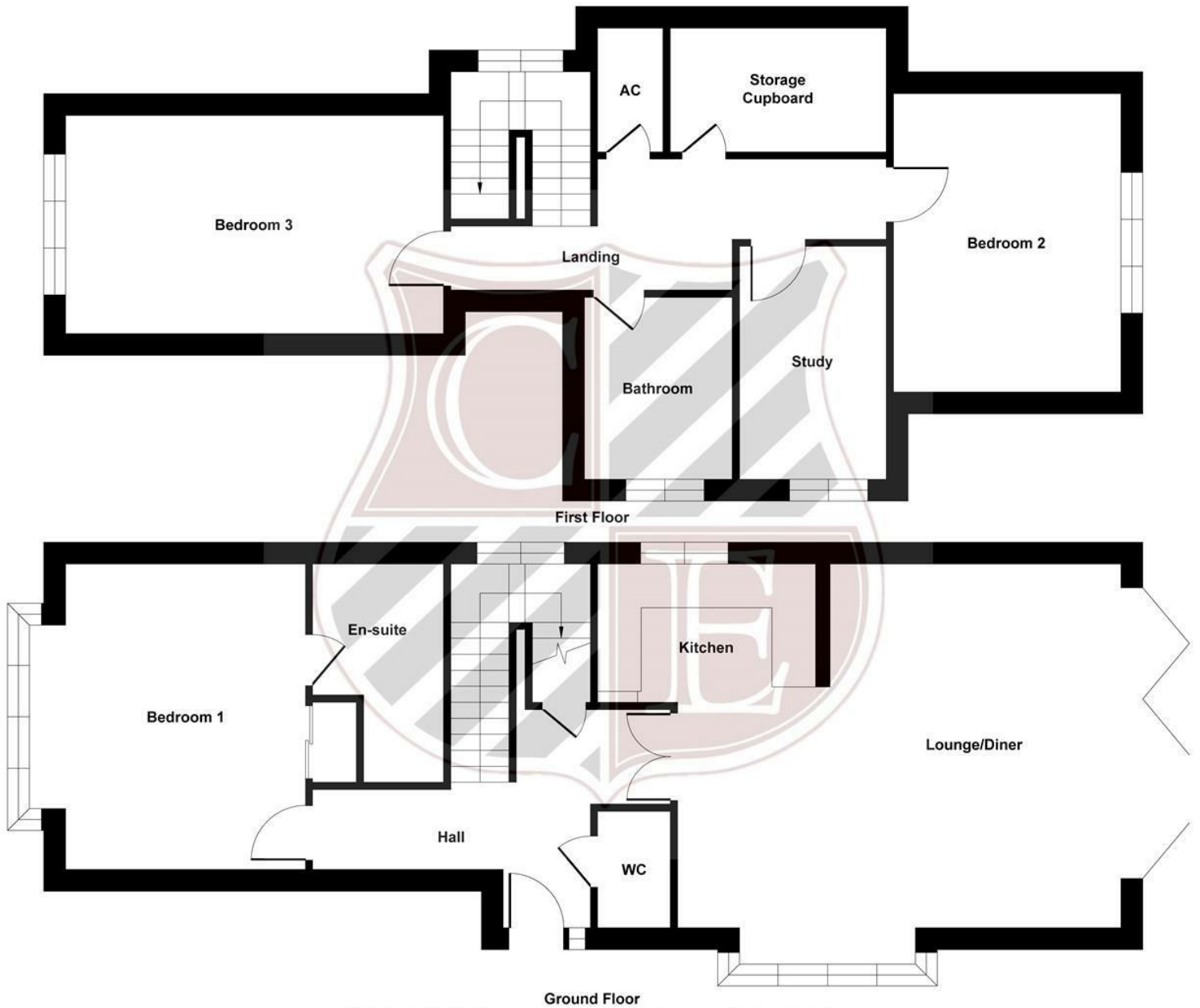


Illustration for identification purposes only, measurements are approximate, not to scale.
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