



Brown & Brand



Central Avenue
Hadleigh, SS7 2NR

- Well presented and much improved 3 bedroom semi detached house
- Quiet Cul-De-Sac in Daws Heath
- Modern Kitchen-Diner with appliances
- Attractive lounge with Sitting/reading Room

OIEO £425,000





Property Description

Located in a quiet turning within the sought-after Daws Heath area, this well-presented three-bedroom semi-detached home has been tastefully improved and upgraded throughout. The accommodation comprises an inviting entrance hall with built-in storage and a modernised ground floor cloakroom. To the front of the property is a spacious kitchen/diner featuring integrated appliances, while to the rear is an attractive lounge opening via an archway into an additional sitting room/reading area. This versatile space further leads to a large storage room. The first floor offers three well-proportioned bedrooms together with an upgraded contemporary three-piece shower room. Additional benefits include a south-facing rear garden, off-street parking to the front with carport, upgraded central heating, UPVC double glazing, and the property is presented in excellent order throughout.





ACCOMMODATION

accommodation approached via panelled and glazed entrance door with double glazed side panel giving access through to

ENTRANCE HALL

Coconut mat. Amtigo wood effect flooring. Access to stairs to 1st floor landing with fitted carpet and wooden handrail with storage under. Radiator. Flat plastered ceiling with spotlights. Panel doors giving access to all rooms. Built-in storage cupboard housing meters.

CLOAKROOM

Refitted in a modern white two piece suite comprising close coupled WC and wash hand basin inset to vanity unit. Tiled floor. Stainless steel towel rail/radiator. Obscure double glazed window to side. Flat plastered ceiling spotlights. Wall mounted trip switches and meter.



KITCHEN/DINER

17' 4" x 8' 5" (5.28m x 2.57m) Fitted in a range of modern white high gloss units to grand and eyelevel with composite worktops over. insect coloured single bowl single trainer sink it with mixer taps. Space and plumbing for slimline dishwasher. Integrated oven and grill with gas for ring hob and extractor over. Space and plumbing for washing machine. Space for integrated fridge freezer. Space and plumbing for washing machine. Matching range of kitchen cupboards extending to dining area. Wood effect flooring. Large UPVC double glazed window in dining area to front. Further double glazed window in kitchen area to front. Flat plastic ceiling with spotlights.

LOUNGE

17' 4" x 11' 2" (5.28m x 3.4m) Carpet. Three radiators. Flat plastered ceiling. Double glazed window to rear with shutters. Archway and step down to



SITTING/READING ROOM

8' 4" x 4' 8" (2.54m x 1.42m) Tiled floor. UPVC double glazed French doors and windows to rear and garden. Flat plastered ceiling. Panel and glazed door giving access to

STORAGE ROOM

16' 2" x 7' 9" (4.93m x 2.36m) Brick construction with panel door front and UPVC double glazed window to rear. Flat plastered ceiling with lighting.

FIRST FLOOR LANDING

Carpet. Access to insulated and boarded loft with pull down ladder. Flat plastered ceiling with spotlights. Built-in boiler cupboard housing upgraded boiler for central heating and hot water systems. Panel doors to all rooms.

SHOWER ROOM

Fitted in a modern white three piece suite comprising walk-in shower cubicle with glass screen and twin head shower, wash hand basin and WC inset to vanity unit with worktop over and cupboards under. Wood effect flooring. Large vanity mirror. Timing to walls. Obscure double glazed window to side.





BEDROOM

15' 2" x 9' 1" (4.62m x 2.77m) (plus wardrobes) Carpet. Two radiators. Two UPVC double glazed windows to front. Flat plastered ceiling with coving. Range of built in bedroom furniture incorporating wardrobes, drawer packs & recess for double bed with bedside cabinets, storage and bookshelves

BEDROOM

11' 8" x 8' 9" (3.56m x 2.67m) Carpet. Radiator. Flat plaster ceiling with coving. UPVC double glazed window to rear.

BEDROOM

8' 9" x 8' 1" (2.67m x 2.46m) Carpet. Radiator. UPVC double glazed window to rear with shutters. Flat plastered ceiling with coving.



EXTERNALLY

REAR GARDEN

South facing and laid to lawn with flat boards with Privacy fencing. Wooden shed. Paved patio area to immediate fore

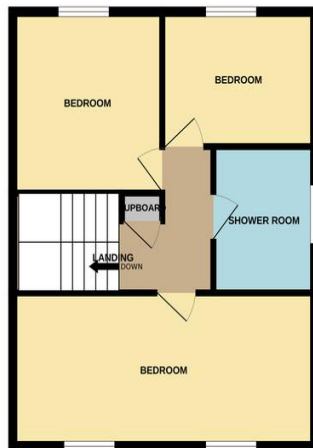
PARKING

Via an attractive resin bonded driveway Block paved edging with inset flowerbeds and carport to side.

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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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

54 Central Avenue BENFIELD SS7 2WR	Energy rating D	Valid until 19 May 2036
		Certificate number 4320-5601-4322-7425-3983

Property type Semi-detached house
Total floor area 103 square metres

Rules on letting this property

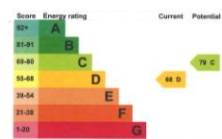
Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-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



Material Information
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