



Shepherds Walk, Hadleigh, Essex, SS7 2LP

5 bedroom detached house / Offers In Excess Of £700,000 / t. 01702 555888



We are delighted to present this beautifully finished **five bedroom** detached family home, enhanced by a double-storey extensions that offers exceptional space and versatility for modern family living. The property boasts spacious reception rooms, a stunning newly fitted kitchen/breakfast room, ground floor WC, and a converted garage providing a practical utility and storage area.

Upstairs, you'll find generously sized bedrooms, including a luxurious principal suite complete with an en-suite shower room, alongside a family bathroom.

Externally, the property features a landscaped west-facing rear garden, ideal for enjoying afternoon and evening sun, as well as off-street parking for several vehicles to the front, with an EV car charger included.

Ideally located just off Poors Lane, the home is within easy walking distance of local woodland, John Burrows playing fields, and Hadleigh Town, offering a wide selection of shops, cafés, and supermarkets. Highly regarded local schools are also nearby, with the property falling within the catchment areas for Hadleigh Infant and Junior Schools. Early viewing is highly recommended to fully appreciate this immaculate family home.

## Find us on



# A space to call home.



Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1748 ft<sup>2</sup>  
162.4 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Highlights

- \ **Stunning Extended Five Bedroom Detached Family Home**
- \ **Two Large Reception Rooms**
- \ **Newly Fitted Kitchen/Breakfast Room With High Quality Appliances**
- \ **Converted Garage Providing Utility & Storage Room**
- \ **Ground Floor W.C**
- \ **Generously Size Bedrooms**
- \ **En-Suite To Master**
- \ **Family Bathroom Suite**
- \ **Landscaped West Facing Rear Garden**
- \ **Off Street Parking For Numerous Vehicles**
- \ **EV Car Charger To Remain**
- \ **Cavity Wall Insulation**
- \ **Gas Central Heating With Hive Controls**
- \ **Beautifully Presented Throughout**
- \ **Sought After Location Directly Off Of Pools Lane**
- \ **Walking Distance To Woods, John Burrows & Hadleigh Town**
- \ **Hadleigh Infant & Junior School Catchments**
- \ **Council Tax Band – E**
- \ **EPC Rating - D**

Composite entrance door opening to entrance porch.

### **Entrance Porch \**

Obscure double glazed leadlight window to side, radiator, wood effect flooring, smooth plastered and covered ceiling, storage cupboard, door to entrance hall.

### **Entrance Hall 12'5 x 8'1 \**

Fitted carpet, smooth plastered and covered ceiling with inset spotlights, carpeted stairs with timber balustrade leading to first floor, power points, telephone point, Hive heating controls, doors to accommodation off.

### **Lounge Incorporating Study Area 21'3 x 15'9 Reducing to 11'10 \**

Double glazed leadlight bay window to front, fitted carpet, two radiators, power points, smooth plastered and covered ceiling, feature fireplace housing gas fire, TV point, wall light points, door to dining/sitting room.

### **Dining/Sitting Room 22'4 x 11'11 \**

Fitted carpet, two radiators, power points, smooth plastered and covered ceiling, double glazed windows to side and rear, double glazed sliding patio doors leading to garden, doorway to kitchen breakfast room.

### **Kitchen Breakfast Room 20'8 x 8'3 Maximum \**

Newly fitted kitchen comprising double bowl stainless steel sink and drainer unit with extendable mixer tap and hot tap inset into a range of square edge worktops with cupboards and drawers beneath and matching eye level units, inset Hotpoint induction hob with extractor above, integrated dishwasher, integrated Neff double oven with microwave above, integrated fridge freezer, tiled splashbacks, breakfast bar facility, under cupboard lighting, smooth plastered and covered ceiling with inset spotlights, wood effect flooring, USB charging points, radiator, double glazed window to rear with door adjacent leading to rear garden, door to utility room.





### **Utility Room 8'2 x 8' \**

Formerly part of the garage which has been converted into utility room and storage facility, double bowl sink and drainer unit with mixer tap, inset into roll edge worktops with cupboards and drawers beneath, space and plumbing for a washing machine, further appliance spaces, fitted carpet, power points, smooth plastered ceiling, radiator, cupboard housing consumer unit and meters, door to storage facility/garage.

### **Storage Facility/Garage 11' x 8'7 \**

Fitted carpet, electric roller shutter door to front.

### **Ground Floor WC \**

Two piece suite comprising low flush WC, pedestal wash basin, radiator, fitted carpet, extractor, attractive panelling to walls.

### **Landing \**

Fitted carpet, loft access hatch with dropdown ladder and lighting which is partly boarded and insulated, radiator, power points, smooth plastered and coved ceiling, doors to accommodation off.

### **Bedroom One 21'10 x 11'5 Reducing to 7' \**

Double glazed windows to rear and side, fitted carpet, radiator, power points, smooth plastered and coved ceiling, TV point, fitted wardrobes and dresser units, one housing emersion tank, door to en-suite shower room.

### **En-Suite Shower Room 6'6 x 6'3 \**

Four piece suite comprising corner shower cubicle with drench style shower head above and separate handheld attachment, low flush WC, bidet with chrome mixer tap, vanity wash basin with chrome mixer tap and storage below, tiled walls, extractor, smooth plastered ceiling, heated towel radiator.







### **Bedroom Two 11'11 x 10'6 Plus Wardrobe Depth \**

Double glazed leadlight window to front, fitted carpet, radiator, power points, fitted wardrobes, bedside unit and dresser, smooth plastered and coved ceiling.

### **Bedroom Three 10'6 x 8'10 \**

Double glazed leadlight window to front, fitted carpet, radiator, power points, coved ceiling, storage cupboard.

### **Bedroom Four 10' x 7'3 \**

Double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, fitted wardrobe.

### **Bedroom Five/Study 10'3 x 5'4 \**

Double glazed leadlight window to front, fitted carpet, radiator, power points, coved ceiling.

### **Bathroom 10'7 Maximum x 5'3 \**

Three piece suite comprising panelled bath with chrome controls and shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, shaver point, heated towel radiator, wood effect flooring, obscure double glazed window to rear, smooth plastered ceiling, tiled walls.

### **Rear Garden \**

A beautifully landscaped west facing rear garden. Commencing with large expanse of patio providing outside seating facility with central established lawn, well stocked flowerbeds, fencing to borders, timber shed to far rear, outside tap, side access to front.

### **Front Garden \**

Large block paved driveway providing off street parking for numerous vehicles, EV car charger to remain, well stocked flowerbed, retaining brick wall to front.





**PLEASE NOTE:-**

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*











# at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

[amosstates.com](https://amosstates.com)