COUNTRYSIDE
ESTATES

Holly Lodge, 18 Templewood Road, Hadleigh, Essex, SS7 2RJ

Guide Price £550,000 Freehold

GUIDE PRICE £550,000 - £575,000 A RARE OPPORTUNITY TO PURCHASE THIS CHARACTER FOUR BEDROOM SEMI-DETACHED DOUBLE FRONTED HOUSE, located in this highly sought after location in this no through road and enjoying a rear garden in excess of 100ft, with Hadleigh Cricket field behind, Hadleigh town centre is a short walk and within minutes is Morrisons superstore & John Burroughs recreation grounds.

Offering exceptionally large accommodation which includes three separate reception rooms, 17 x 11 Kitchen/Diner and four good sized bedrooms with En- Suite shower room to master. Requiring some updating this truly unique home would make a lovely long term family home.

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Entrance Hall 6'8 x 18'8 (2.03m x 5.69m)

Door leading to large entrance hall, leaded and stained glass window to front, stairs to first floor, radiator, beams to walls and ceiling.

Lounge 20 x 18 (6.10m x 5.49m)

Patio doors to rear, coved and artex ceiling, ornamental ceiling rose, two radiators, two wall light points, dado rail, two display corner niches with lighting.

Cloakroom
Off lounge (original outhouse) low level wc, wash hand basin, radiator, window to rear and flank.

Dining Room 14'7 x 11'2 (4.45m x 3.40m)

Window to front, brick fireplace, beams to walls and ceiling, two wall light points, two leaded and stained glass windows to flank, radiator.

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Sitting Room 12 x 11 (3.66m x 3.35m)

Window to front, radiator, coved and artex ceiling.

Kitchen/Diner 17 x 11 (5.18m x 3.35m)

Window and door to rear, tiled floor, range of fitted base and wall cupboards, two leaded display wall cabinets, drawer pack, inset sink unit with mixer tap, beams to walls and ceiling, dishwasher, fridge and freezer, double oven and hob, microwave, radiator, tiled to working areas.

Landing 5'2 x 18 (1.57m x 5.49m)

Window to rear, beams to walls, loft access, airing cupboard with lagged cylinder, radiator.

Bedroom One 12'10 x 11 (3.91m x 3.35m)

Window to rear, wardrobes to one wall including dressing table, radiator, beams to walls and ceiling.

En - Suite Shower Room
Fully tiled shower cubicle, pedestal wash hand basin, close coupled wc, radiator, shaver/light point, window to flank.

Bedroom Two 13'5 x 11'6 (4.09m x 3.51m)

Window to rear, radiator, coved and artex ceiling.

Bedroom Three 13'5 x 11'7 (4.09m x 3.53m)

Window to front, radiator.

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Bedroom Four 14'5 x 8'7 red 5'9 (4.39m x 2.62m red 1.75m)

Window to front and flank, two wall light points, radiator.

Bathroom 11 x 5'2 inc 5'10 (3.35m x 1.57m inc 1.78m)

Two windows to front, chrome towel radiator, tiled floor, skimmed ceiling, modern white suite comprising of corner bath, fully tiled shower cubicle, close coupled wc, vanity wash hand basin with mixer tap drawers and cupboards under.

Rear Garden excess of 100ft (excess of 30.48mft)

A large established and secluded garden with variety of established trees and shrubs, shed, summerhouse and greenhouse, side entrance, crazy paved patio area.

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Front Garden

Established trees and shrubs, retaining brick boundary wall.

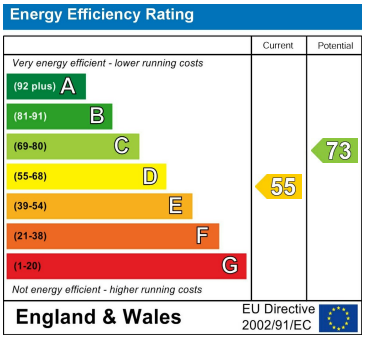
Driveway

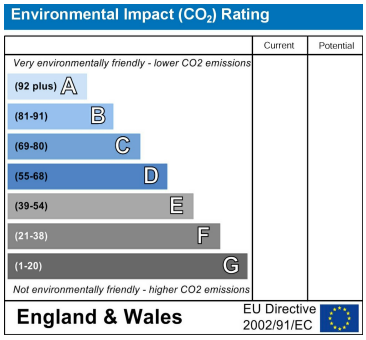
Block paved driveway approached via double feature wrought iron gates.

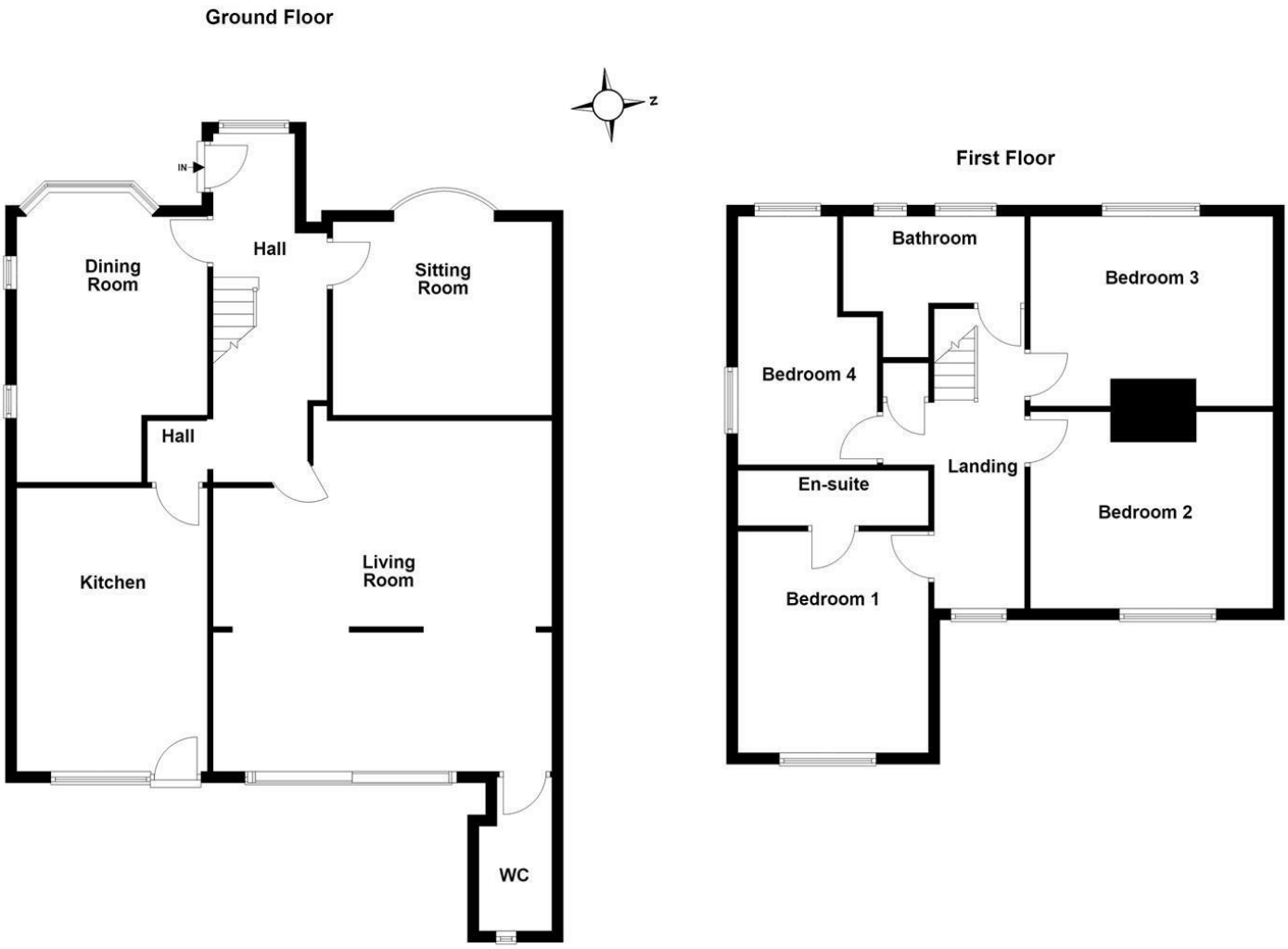
AGENTS NOTE

Please note there is an access road behind the property and we understand that if a purchaser requires rear access if they wanted to build a garage then a fee of £10 per annum payable to the council is required, this would also be suitable if someone wanted to build a home office as well as pedestrian and vehicular access is available.

Council Tax Band F







Total area: approx. 173.1 sq. metres (1863.6 sq. feet)