



Shepherds Close, Hadleigh, Essex, SS7 2LR

3 bedroom detached house / **Guide Price** £550,000 - £575,000 / t. 01702 555888



Nestled in an enviable cul-de-sac in the heart of Hadleigh, and backing directly onto Poors Lane Woods, this spacious **three-bedroom** detached family home is offered with no onward chain. The property features a generous lounge/diner, a well-appointed kitchen, and a convenient ground floor WC. Upstairs, you'll find well-proportioned bedrooms and a modern family bathroom suite, providing comfortable accommodation for growing families.

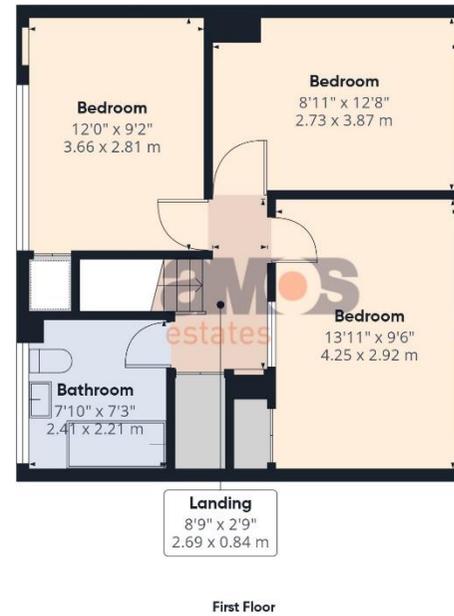
Externally, the home enjoys a private and secluded rear garden, along with a workshop, garage, and off-street parking. The generous plot offers excellent potential for side and rear extensions (subject to the necessary consents), presenting an exciting opportunity to further enhance the property.

Ideally situated in a quiet turning, the home is just a short stroll from local woodland walks, John Burrows playing fields, and Hadleigh Town Centre with its array of shops, supermarkets, and cafés. Leigh-on-Sea is also within easy reach, and the property falls within the catchment areas for highly regarded Hadleigh Infant and Junior Schools. Early viewing is highly recommended.

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Approximate total area<sup>(1)</sup>  
1077 ft<sup>2</sup>  
100.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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## Highlights

- \ **Three Bedroom Detached Family Home**
- \ **No Onward Chain**
- \ **Large Lounge/Diner**
- \ **Well Fitted Kitchen**
- \ **Ground Floor WC**
- \ **Good Size Bedrooms**
- \ **Modern Bathroom Suite**
- \ **Private & Secluded Rear Garden**
- \ **Workshop**
- \ **Garage & Off Street Parking**
- \ **Scope For Side & Rear Extensions (subject to consent)**
- \ **Backing Directly Onto Poors Lane Woods**
- \ **Freshly Decorated**
- \ **Hadleigh Infant & Junior School Catchments**
- \ **Quiet Cul De Sac**
- \ **Close To John Burrows & Hadleigh Town**
- \ **Viewings Advised**

Composite entrance door opening to entrance hall.

### **Entrance Hall \**

Karndean flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor, coved ceiling, wall light points, understairs storage cupboard, door to lounge/diner.

### **Lounge/Diner 23'2 x 10'3 \**

Karndean flooring, two radiators, feature fireplace, TV point, power points, coved ceiling, UPVC double glazed window to rear with double glazed sliding patio doors adjacent leading to rear garden, door to kitchen.

### **Kitchen 11'7 x 7'9 \**

Stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch oven with Bosch microwave above, integrated fridge freezer, inset four ring Bosch gas hob with chimney style extractor above, space and plumbing for a dishwasher, floor mounted boiler, Karndean flooring, UPVC double glazed window to front, tiled splashbacks, power points, under cupboard lighting, UPVC obscure double glazed door to side leading to sideway.

### **Ground Floor WC \**

Two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below with tiled splashback, radiator, Karndean flooring UPVC obscure double glazed windows to front and side, inset spotlights.

### **Landing \**

Fitted carpet, loft access hatch, large airing cupboard housing emersion tank and shelving, coved ceiling, doors to accommodation off.



### **Bedroom One 13'11 x 9'6 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobe.

### **Bedroom Two 12' x 9'2 \**

UPVC double glazed window to front, fitted carpet, radiator, power points, coved ceiling, storage cupboard.

### **Bedroom Three 12'8 x 8'11 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling.

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

Modern three piece suite comprising panelled bath with shower over and tiled surround, push button WC, vanity wash basin with chrome mixer tap and storage below, Karndean flooring, heated towel radiator, UPVC obscure double glazed window to front, inset spotlights, extractor.

### **Rear Garden \**

A lovely private and secluded rear garden commencing with patio whilst the remainder is laid to established lawn, well stocked flower beds, side access to front via timber gate, outside tap, whilst to the other side is further garden area and access to workshop with power and light connected, window to front.

### **Garage 17' x 8' \**

Up and over door to front, window to side, power and light connected, space and plumbing for a washing machine, housing consumer unit and meters.

### **Front Garden \**

Driveway providing off street parking with lawned areas adjacent.



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