

Southfield Close, Hadleigh, Essex, SS7 2NS

5 bed detached house / Guide Price £575,000 - £600,000 / t. 01702 555888



Welcome to this substantial five bedroom detached family home offering a versatile and spacious layout for the whole family, tucked away in the enviable ‘Southfield Close’ cul de sac within Hadleigh. Boasting two reception rooms, kitchen, utility room and ground floor shower room together with good size bedrooms, balcony and modern four piece bathroom suite. Outside there is a lovely west facing garden, garage and ample off street parking to front.

This charming family home is positioned in this quiet location being only a short walk from local woodland, John Burrows playing fields and Hadleigh Town Centre with its array of shops, supermarkets and café’s. Excellent local schools can also be found nearby, the property being within the Hadleigh infant and Junior school catchments. Call now to book your viewing.

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A space to call home.

GROUND FLOOR

1ST FLOOR



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Highlights

/ Substantial Five Bedroom Detached Family Home

/ Spacious & Versatile Layout

/ Two Reception Rooms

/ Kitchen

/ Utility Room

/ Ground Floor Shower Room

/ Generous Size Bedrooms

/ Modern Four Piece Family Bathroom Suite

/ Private Balcony

/ West Facing Rear Garden

/ Garage & Off Street Parking

/ Quiet Cul De Sac Within Hadleigh

/ Excellent Potential

/ Close To Woods, John Burrows Park & Hadleigh Town

/ Hadleigh Infant & Junior School Catchments

/ Viewings Advised

Composite entrance door with upvc obscure double glazed window adjacent opening to:

**Entrance Porch **
Door with obscure glazed inserts opening to:

**Entrance Hall 14’ x 9’4 Max **
Fitted carpet, radiator, power points, carpeted stairs leading to first floor, understairs storage cupboard, thermostat control, coved ceiling, alarm keypad, doors to accommodation off.

**Lounge 24’3 x 12’6 Max **
Fitted carpet, upvc double glazed bay window to front, two radiators, power points, T.V point, coved ceiling, feature marble fireplace housing electric fire, upvc double glazed sliding patio doors leading to garden.

**Dining Room 10’6 x 10’1 **
Tiled flooring, radiator, power points, coved ceiling, T.V point, upvc double glazed sliding patio doors leading to garden, door to:

**Kitchen 10’2 Plus Recess x 9’10 **
Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for dishwasher, space for cooker, tiled splashbacks, power points, tiled flooring, radiator, upvc double glazed windows to rear and side, smooth plastered and coved ceiling with inset spotlights, door to:

**Utility Room 9’11 x 6’1 **
Stainless steel sink and drainer unit inset into roll edge worktop with cupboards beneath, space and plumbing for washing machine, space for tumble dryer, power points, door leading to garage.







**Ground Floor Shower Room **
Three piece suite comprising shower cubicle with shower over and tiled surround, push button w.c, wall hung wash basin, upvc obscure double glazed window to front, heated towel radiator, inset spotlight.

**Landing **
Fitted carpet, smooth plastered and coved ceiling, loft access hatch, radiator, power points, cupboard with shelving, doors to accommodation off.

**Bedroom One 13’ x 12’6 Max **
Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling.

**Bedroom Two 11’4 x 10’11 **
Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Bedroom Three 12’5 Plus Wardrobe Depth x 9’10 **
Upvc double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes.

**Bedroom Four 9’10 x 9’3 Max **
Laminate flooring, radiator, power points, coved ceiling, upvc double glazed window to rear with door adjacent leading to:

**Private Balcony **
Private west facing balcony overlooking the garden with wrought iron fence surrounding.

**Bedroom Five 8’8 Plus Wardrobe Depth x 8’ **
Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes.









**Bathroom 9’1 x 6’8 **
Modern four piece suite comprising panelled bath with chrome controls, large shower cubicle with shower over and tiled surround, pedestal wash basin with chrome mixer tap, push button w.c, half tiled to remaining walls, tiled flooring, extractor, radiator, upvc obscure double glazed window to front, smooth plastered ceiling with inset spotlights.

**Rear Garden **
A lovely west facing rear garden commencing with patio with awning providing outside seating facility. The remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, fencing to borders, timber shed, outside power point, outside tap, side access to front via gate.

**Garage 16’4 x 9’11 **
Up and over door to front, personal door to and from utility, power and light connected, combination boiler which we are advised is approximately 3 years old and has been recently serviced, consumer unit and meters.

**Front Garden **
Crazy paved driveway providing off street parking.

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