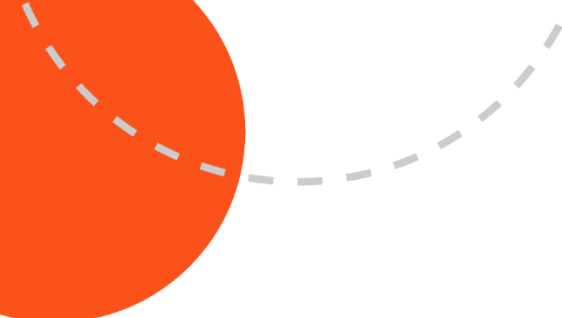




Daws Heath Road, Hadleigh, Essex, SS7 2NL
4 bedroom detached house / Price £550,000 / t. 01702 555888



We are delighted to bring to the market this spacious **four bedroom** detached family home, ideally positioned on the highly sought after Daws Heath Road and offered with no onward chain.

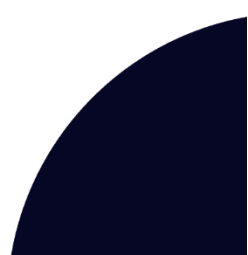
The property offers generous and versatile living accommodation throughout, featuring a large lounge/diner, spacious fitted kitchen, utility room and ground-floor WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

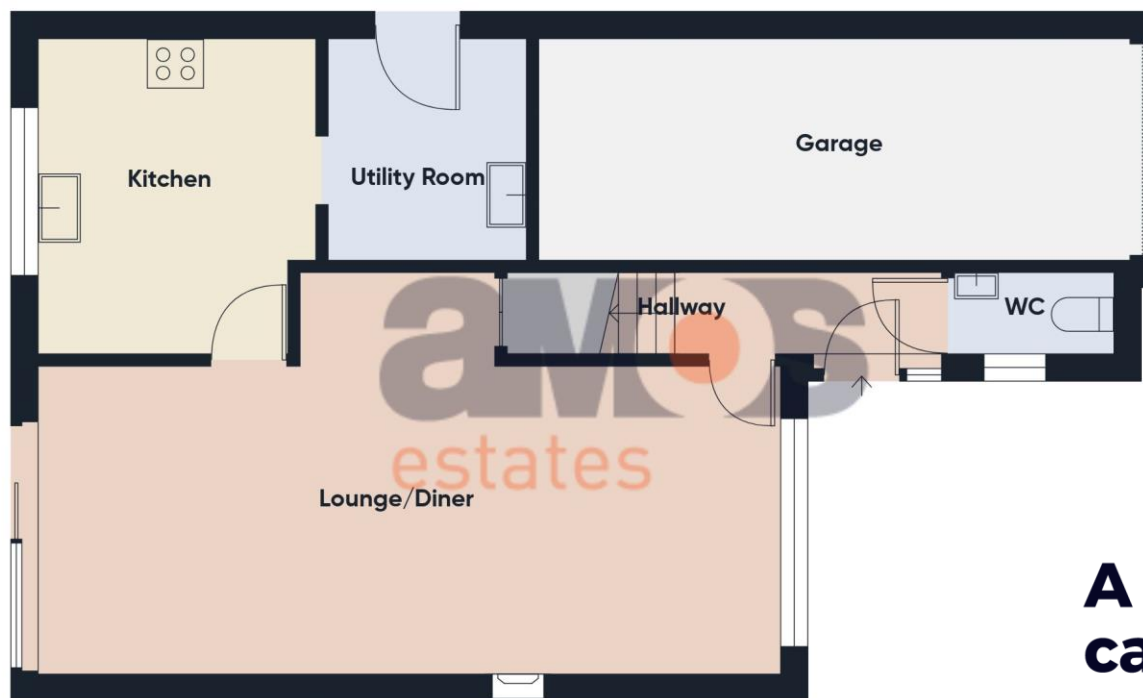
Externally, the home benefits from a west-facing rear garden, garage and an extensive driveway providing off-street parking for multiple vehicles. The property also enjoys an attractive outlook across local allotments and the surrounding neighbourhood.

Situated in this prime residential location, the property is within easy reach of local woodland walks, John Burrows Park and Hadleigh town centre, which offers a variety of shops, cafés and supermarkets. Highly regarded local schools are also nearby, with the property falling within the catchment areas for Hadleigh Infant School, Hadleigh Junior School and Deanes Academy.

An early viewing is highly recommended to fully appreciate the space, location and potential this excellent family home has to offer.

Find us on





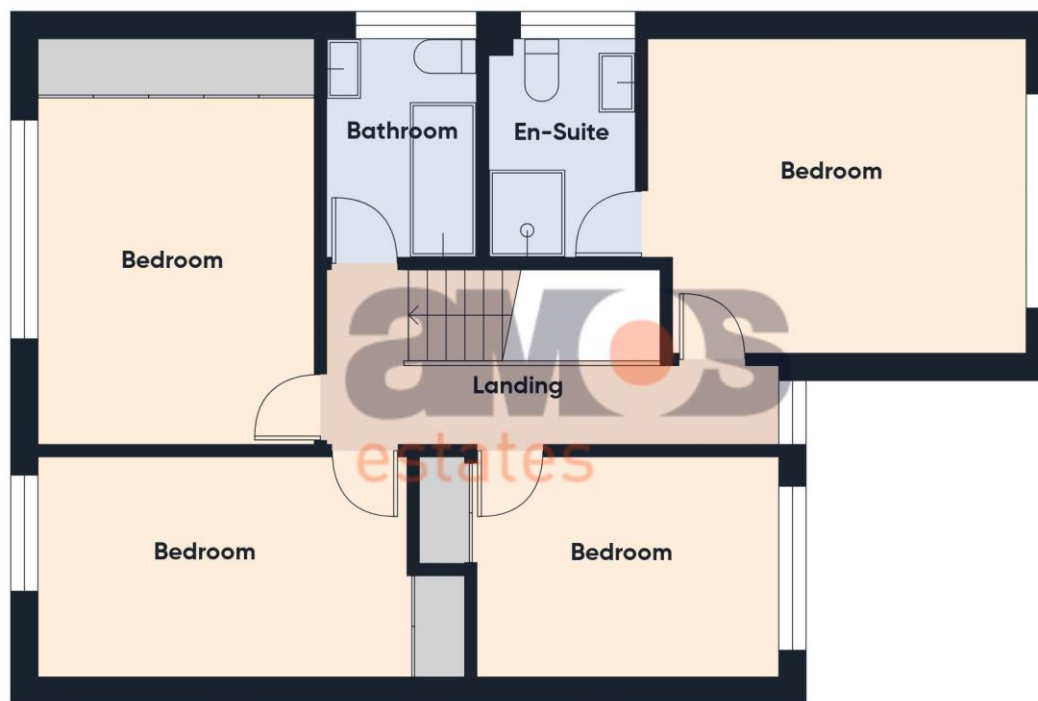
Ground Floor

**A space to
call home.**

Approximate total area⁽¹⁾

1353 ft²

125.6 m²



First Floor



(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.

GIRAFFE360



Highlights

- \ **Four Bedroom Detached Family Home**
- \ **No Onward Chain**
- \ **Large Lounge/Diner**
- \ **Spacious Kitchen**
- \ **Utility Room**
- \ **Ground Floor W.C**
- \ **Generous Size Bedrooms**
- \ **En-Suite To Master Shower Room**
- \ **Family Bathroom**
- \ **West Facing Rear Garden**
- \ **Garage**
- \ **Off Street Parking For Multiple Vehicles**
- \ **Attractive Outlook**
- \ **Desirable Daws Heath Location**
- \ **Walking Distance To John Burrows Park, Woods & Hadleigh Town**
- \ **Hadleigh Infants/Juniors & Deanes Academy School Catchments**
- \ **Council Tax Band – F**
- \ **EPC Rating – D**





Obscure double glazed entrance door with obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall 9'5 x 2'10 **

Tiled flooring, radiator, power points, carpeted stairs leading to first floor, smooth plastered and coved ceiling, doors leading to ground floor WC and lounge diner.

**Lounge Diner 26'4 x 10'10 **

uPVC double glazed window to front, fitted carpet, power points, TV point, radiator, smooth plastered and coved ceiling, understairs storage cupboard, thermostat control, wall light points, attractive feature fireplace housing log burner, uPVC double glazed sliding patio doors to rear leading to rear garden, door leading to kitchen.

**Kitchen 11'2 x 9'10 **

Double bowl 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 gas double oven, space and plumbing for a dishwasher, inset four ring gas hob with integrated extractor over, further appliance space, breakfast bar facility, wine rack, tiled walls and flooring, power points, uPVC double glazed window to rear, smooth plastered and coved ceiling, under cupboard lighting, doorway to utility room.

**Utility Room 7'11 x 6'11 **

Stainless steel sink and drainer unit with chrome controls inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for a washing machine, space for a tall fridge freezer, further appliance space, free standing gas central heating boiler, mostly tiled walls, tiled flooring, uPVC double glazed door to side leading to sideway.

**Ground Floor WC 5'10 x 2'11 **

Two piece suite comprising low flush WC, wall hung wash basin with tiled splashback, obscure double glazed window to side, tiled flooring, radiator, smooth plastered and coved ceiling.





**Landing 16'1 x 6'0 **

Fitted carpet, power points, smooth plastered and covered ceiling, uPVC double glazed window to front, loft access hatch (we are advised the loft has fluorescent lighting and is mostly boarded and insulated), radiator, doors to accommodation off.

**Bedroom One 13'5 x 11'2 **

uPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered and covered ceiling, range of fitted wardrobes, bedside units and dresser unit, TV point, door to en-suite shower room.

**En-Suite Shower Room 8'0 x 5'3 **

Three piece suite comprising corner shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, shaver point, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights, radiator.

**Bedroom Two 12'3 x 9'11 **

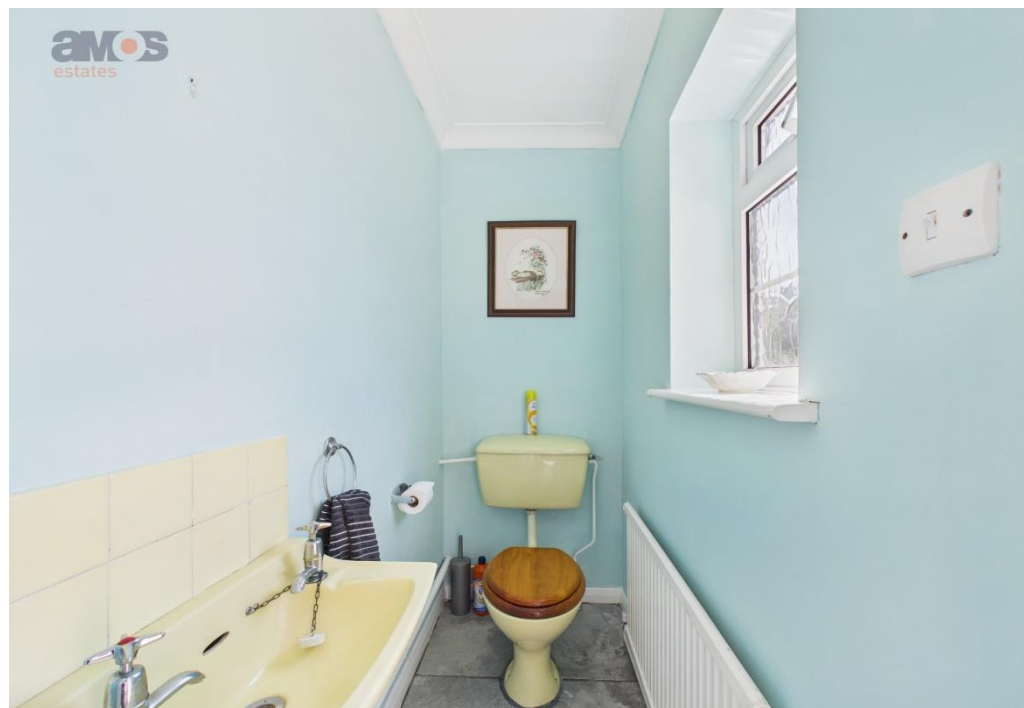
uPVC double glazed window to rear with attractive outlook over allotments and surrounding area, fitted carpet, radiator, power points, covered ceiling, mirror fronted fitted wardrobes housing hot water cylinder.

**Bedroom Three 12'11 x 7'11 **

uPVC double glazed window to rear providing attractive outlook over allotments and surrounding area, fitted carpet, radiator, power points, smooth plastered and covered ceiling, fitted wardrobes.

**Bedroom Four 10'10 x 7'10 **

uPVC double glazed window to front, fitted carpet, radiator, power points, fitted wardrobe.



**Bathroom 7'10 x 5'3 **

Three piece suite comprising panelled bath with chrome controls and separate handheld attachment and shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, radiator, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

**Garden **

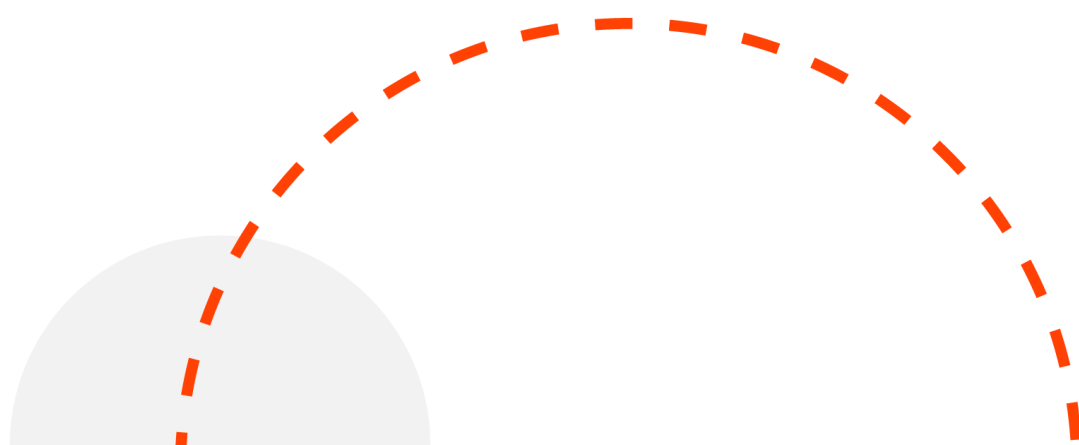
A lovely west facing rear garden commencing with block paved patio area with remainder mainly laid to lawn, outside lighting, outside tap, sideway to front via timber gate.

**Garage 21'1 x 8'2 **

Up and over door to front, power and light connected, full width work bench.

**Front Garden **

Large block paved driveway providing off street parking for several vehicles, outside lighting.











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