



Castle Road, Hadleigh, Essex, SS7 2AU

4 bed detached house / **Guide Price** £750,000 - £770,000 / t. 01702 555888

amos





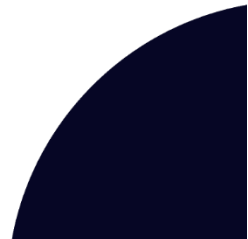
Offering approximately 2,000 sq ft of accommodation and backing directly onto the Salvation Army fields, this exceptional **four-bedroom** detached family home enjoys stunning views across Hadleigh Castle towards the Thames Estuary.

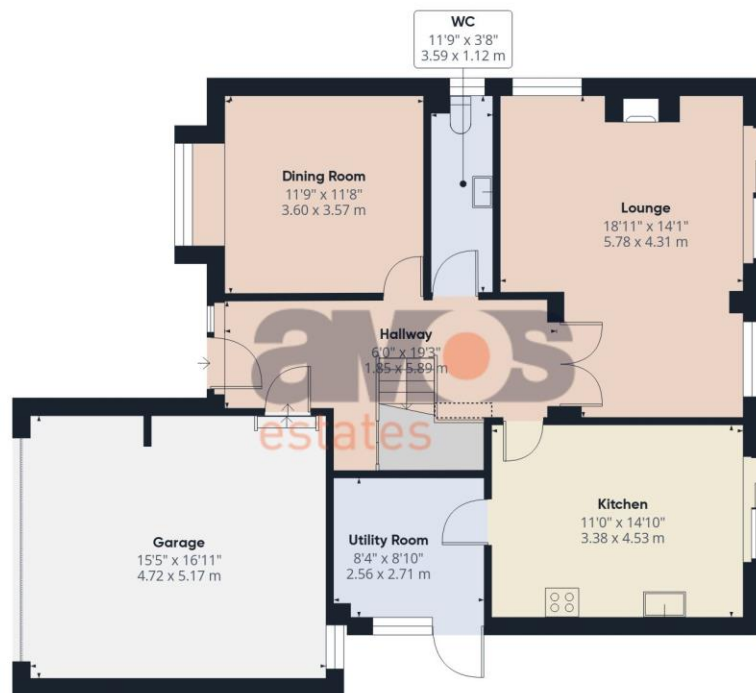
The property features two generous reception rooms, a modern fitted kitchen, utility room and ground floor WC. Upstairs, well-proportioned bedrooms include a spacious principal suite with en-suite and private balcony complemented by a family bathroom.

Externally, the home boasts a landscaped, south-facing rear garden extending to approximately 65 ft, along with a garage and ample off-street parking to the front. The property also benefits from a Solar PV system providing electricity and hot water.

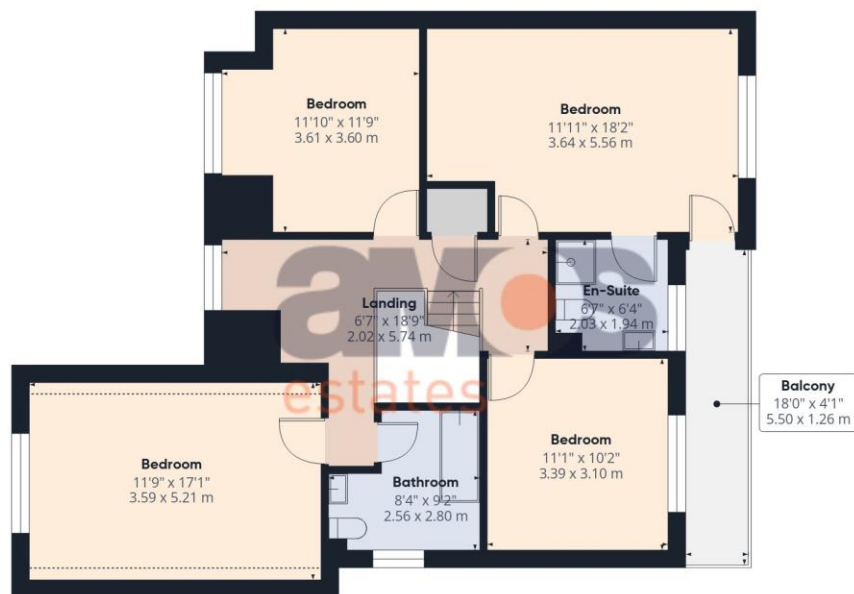
Situated in a quiet and rarely available location, the home is within easy walking distance of Hadleigh Castle, Hadleigh Country Park, and Hadleigh Town, offering a wide range of shops, supermarkets, and cafés. Highly regarded local schools are nearby, with the property falling within the catchment for Hadleigh Infant and Junior Schools, as well as The King John School.

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Ground Floor



First Floor



**A space to
call home.**

Approximate total area⁽¹⁾

1957 ft²
181.7 m²

Balconies and terraces

74 ft²
6.9 m²

Reduced headroom

24 ft²
2.2 m²

(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.

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Highlights

- \ **Substantial Four Bedroom Detached Family Home**
- \ **Approximately 2000 Sq Ft Of Accommodation**
- \ **Backing Directly On To Salvation Army Fields**
- \ **Views Toward Hadleigh Castle & The Thames Estuary**
- \ **South Facing Rear Garden Measuring Approx. 65ft**
- \ **Two Reception Rooms**
- \ **Well Fitted Kitchen**
- \ **Utility Room & Ground Floor W.C**
- \ **Generous Size Bedrooms**
- \ **Private Balcony & En-Suite To Master**
- \ **Luxury Family Bathroom**
- \ **Garage & Ample Off Street Parking**
- \ **Solar PV System Providing Electricity And Hot Water**
- \ **Highly Regarded Turning**
- \ **Hadleigh Infant/Junior & King John School Catchments**
- \ **Walking Distance To Hadleigh Castle & Country Park**
- \ **Close To Town Centre**
- \ **Council Tax Band - F**





Solid wood front door with obscure glazed insert and adjacent side obscure glass panel opening to entrance hall.

**Entrance Hall 19'3 x 6' **

Fitted carpet, smooth plastered walls and textured ceiling to coving, understairs storage cupboard, carpeted stairs with timber balustrade leading to landing, door to accommodation off.

**Lounge 18'11 x 14'1 **

Fitted carpet, aluminium framed double glazed sliding patio doors leading to rear garden, UPVC double glazed window to side, double glazed window to rear, smooth plastered walls with textured ceiling to coving, feature brick fireplace with timber mantle housing log burner, two radiators, power points, TV point.

**Dining Room 11'9 x 11'8 **

Fitted carpet, smooth plastered walls and textured ceiling to coving, UPVC double glazed bay window to front, radiator, power points.

**Kitchen 14'10 x 11' **

Modern fitted kitchen comprising Siemens electric four ring induction hob, white Corian worktops with one and a half bowl sink and drainer unit, grey eye and base level units with soft close cupboards and drawers, integrated Siemens oven with microwave oven above, integrated fridge freezer, integrated Siemens dishwasher, smooth plastered walls and ceiling to coving, power points, inset spotlights, laminate flooring, radiator, aluminium framed double glazed sliding patio doors leading to rear garden.





**Utility Room 8'10 x 8'4 **

White roll edge work surface with grey eye and base level cupboards and drawers, laminate flooring, space and plumbing for a washing machine, Potterton gas central heating boiler, smooth plastered walls and textured ceiling to coving, obscure double glazed door to side with window adjacent leading to sideways, power points, radiator.

**Ground Floor WC 11'9 x 3'8 **

Two piece suite comprising low level push button WC, wash hand basin with mixer tap and storage below, radiator, storage cupboard, obscure double glazed window to side, smooth plastered walls and textured ceiling, vinyl flooring.

**Landing 18'9 x 6'7 **

Fitted carpet, smooth plastered walls and textured ceiling, radiator, UPVC double glazed window to front, loft access hatch (we are advised the loft is partly boarded and insulated with drop down ladder), airing cupboard housing hot water cylinder and water softener, doors to accommodation off.

**Bedroom One 18'2 x 11'11 **

UPVC double glazed door with obscure glazed window adjacent leading to private balcony, fitted carpet, fitted wardrobes, UPVC double glazed window to rear, radiator, smooth plastered walls to textured ceiling, power points, private balcony with timber surround providing beautiful outlook over Salvation Army fields towards the Thames Estuary.

**En-Suite Shower Room 6'7 x 6'4 **

Three piece suite comprising corner shower cubicle with chrome Aqualisa shower head above and mixer tap below, low level push button WC, wash basin with chrome mixer taps inset into shelf with under cupboard storage, grey tiled effect vinyl flooring, smooth plastered walls and ceiling with inset spotlights, heated towel radiator, UPVC obscure double glazed window to rear.





**Bedroom Two 17'1 x 11'9 **

UPVC double glazed window to front, fitted carpet, smooth plastered walls and textured ceiling, radiator.

**Bedroom Three 11'9 x 11'10 **

UPVC double glazed window to rear, fitted carpet, smooth plastered walls and textured ceiling, radiator, power points.

**Bedroom Four 11'1 x 10'2 **

UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered walls to textured ceiling.

**Bathroom 9'2 x 8'4 **

Three piece suite comprising panelled bath with Aqualisa shower above, chrome controls and tiled surround, low level push button WC, wash hand basin with chrome mixer tap inset into cupboard with storage below, UPVC obscure double glazed window to side, smooth plastered walls, smooth plastered ceiling with inset spotlights, heated towel radiator, vinyl flooring.

**Rear Garden **

A beautiful south facing rear garden measuring approximately 65ft in depth and backing directly onto Salvation Army fields with views towards the Thames Estuary. Commencing with elevated patio providing excellent outside entertaining facility with glass surround, steps down to established lawn with fencing to borders, well stocked flowerbeds, timber shed, further patio to far rear, outside tap, side access to front via gate and access to:

**Garage 16'11 x 15'5 **

Personal door to and from garden, electric roller shutter door to front, housing meters and consumer unit, door to and from garage, power points.

**Front Garden **

Large block paved driveway providing ample off street parking with flowerbed and retaining brick wall to front.













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