



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- GOOD SIZE LOUNGE
- OFF STREET PARKING

44 Broomfield, Hadleigh, Essex , SS7 2SW

£310,000

Ideally located on the ever popular Westwood Garden development is this semi detached TWO BEDROOM BUNGALOW in need of some updating. Being sold with NO ONWARD CHAIN be quick to view.



## Property Description

### ENTRANCE

The property is entered via a welcoming entrance hall which immediately sets the tone for the bungalow. Offering a practical first impression, the hallway provides ample space for coats and footwear while giving access to the principal living accommodation. The layout allows for a smooth flow through the home, creating a sense of openness and ease that is ideal for everyday living and for welcoming guests.

### LOUNGE

The lounge is a generously proportioned and comfortable living space, perfect for both relaxing and entertaining. A feature fireplace forms an attractive focal point to the room, adding warmth and character and creating a cosy atmosphere during the cooler months. There is ample space for a variety of seating arrangements, making it ideal for family gatherings or quiet evenings in. Natural light enhances the room, further contributing to its bright and welcoming feel.

### INNER HALL

An inner hall leads from the lounge and provides access to the remaining accommodation. This area neatly separates the living and sleeping spaces, offering a sense of privacy and practicality. The inner hall also enhances the flow of the property, ensuring each room feels well connected while maintaining distinct areas for different uses.

### KITCHEN

The kitchen is a functional and well-arranged space, designed to meet the needs of modern living. It offers ample worktop and cupboard space for storage and food preparation, making it ideal for everyday cooking. The layout allows for appliances where required, and the room benefits from good





natural light, creating a pleasant environment for cooking.

#### BEDROOM ONE

Bedroom one is a spacious and comfortable double bedroom, providing a peaceful retreat at the end of the day. The room offers ample space for a double bed and additional bedroom furniture, such as wardrobes and bedside units. Its quiet position within the bungalow makes it an ideal main bedroom, with plenty of flexibility to personalise the space to suit individual tastes.

#### BEDROOM TWO

The second bedroom is another well-proportioned room and benefits from patio doors opening directly onto the rear garden. This feature allows for an abundance of natural light and creates a lovely connection between the indoor and outdoor spaces. Ideal as a guest bedroom, home office, or second bedroom, this room offers versatility and direct access to the garden, perfect for enjoying warmer months.

#### SHOWER ROOM

The family shower room is designed for practicality and comfort. It comprises a modern shower enclosure, wash hand basin, and WC, making it suitable for both everyday use and visiting guests. The layout maximises space, serving the household efficiently.

#### PARKING

A key highlight of this property is its valuable off-street parking, offering convenient and secure parking right by the home. A practical and highly desirable feature that adds everyday ease and boosts the property's appeal

#### GENERAL

Tenure Freehold

Approx Gross Internal Area  
56 sq m / 598 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		