



BROWN & BRAND

Rectory Road
Hadleigh, Benfleet, SS7 2NQ

- Imposing & executive four bedrooomed almost new detached house
- Sought after location enjoying views over John Burrows playing fields
- Substantial open plan kitchen/dining/family room with vaulted ceiling
- Separate lounge

Guide Price
£825,000-£850,000





Property Description

constructed to an exceptional standard is this substantial and imposing detached executive home which enjoys views of John Burrows playing fields and is within close proximity to Hadleigh town centre, local schools and bus routes. The accommodation offers impressive entrance hall with galleried landing, attractive lounge to front, ground floor cloakroom, utility room and contemporary open plan kitchen/dining/family room to rear which is flooded with light featuring a vaulted ceiling and doors overlooking the rear garden. At first floor, the galleried landing leads to four bedrooms, the master having its own fitted dressing room and en-suite shower room and further washing facilities are provided via a four piece family bathroom. Externally, the impressive paved frontage provides off street parking for numerous vehicles with integral garage and the rear garden is landscaped and paved. With further benefits of underfloor heating at ground floor(with floor tiling allowance) NHBC Warranty and being finished to an exceptional standard and is one we would recommend an early appointment to view.



ACCOMMODATION:

Approached via open oak panelled canopy with brick/oak pillar & porcelain tiled flooring. Composite panelled door with frosted glass insert and matching double glazed side panels giving access through to :

ENTRANCE HALL:

Oak panelled doors to all rooms. Oak/glazed double doors through to lounge. Oak door to garage. Oak and glass staircase giving access to first floor with stairs/storage. Flat plastered ceiling.

GROUND FLOOR CLOAKROOM:

Fitted in a white two piece suite comprising wall mounted wash hand basin and WC with concealed cistern. Obscure double glazed sash window to flank. Flat plastered ceiling.



LOUNGE:

20' 1" x 13' 3" (6.12m x 4.04m) Pair of UPVC double glazed sash windows to front. Flat plastered ceiling.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM:

31' 4" x 18' 2" (9.55m x 5.54m) (Narrowing down to 11'7" at one end)

A superb room flooded with light featuring two glazed atrium roofs and twin sets of by-fold doors with additional double glazed sash window overlooking the rear garden. Flat plastered ceiling with spot lighting.

KITCHEN AREA:

The kitchen is extensively fitted in high gloss white units with quartz worktops. Integrated Neff double oven and grill, Neff induction hob with Neff down draft extractor hood. Integrated fridge/freezer. Integrated dishwasher. Inset stainless steel one and a half bowl sink unit with mixer taps over. Recess for breakfast stools. Oak door giving access through to :



UTILITY ROOM:

7' 7" x 5' 0" (2.31m x 1.52m) Fitted in a range of high gloss matching kitchen cupboards with quartz worktop over with inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Flat plastered ceiling. Half glazed composite panelled door to flank.

FIRST FLOOR LANDING:

Half galleried design with oak balustrading and glass inserts. Radiator. Flat plastered ceiling. Access to loft with pull down loft ladder. Oak doors giving access to all rooms.

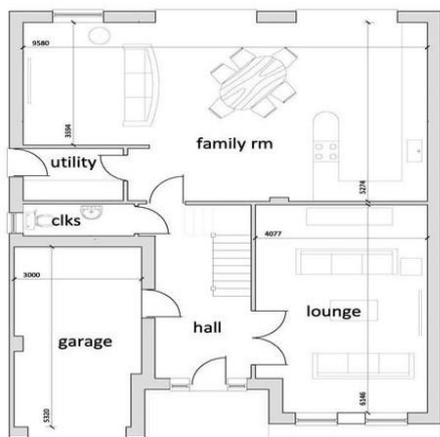
FAMILY BATHROOM:

Fitted in a four piece suite comprising double ended bath. Close coupled WC. Wall mounted sink with integral worktop and vanity cupboards under. Self contained shower cubicle with plumbed in Aqualisa shower with remote control. Tiling to all walls and floors. Stainless steel towel rail/radiator. Shaver socket. Flat plastered ceiling with spot lighting. Obscure UPVC double glazed sash window to rear.

MASTER BEDROOM:

15' 1" x 11' 2" (4.6m x 3.4m) UPVC double glazed sash windows to front. Radiator. Flat plastered ceiling. Open archway through to :





GROUND FLOOR PLAN



FIRST FLOOR PLAN

DRESSING ROOM:

9' 9" x 8' 2" (2.97m x 2.49m) Flat plastered ceiling. Inset spot lighting. To be fitted in a range of built in wardrobes. Oak panelled door giving access through to :

EN-SUITE SHOWER ROOM:

Fitted in a wet room style shower with plumbed in Aqualisa shower with remote control. Wall mounted wash hand basin and WC with concealed cistern. Tiling to all walls and floors. Stainless steel towel rail/radiator. Flat plastered ceiling with spot lighting. Obscure UPVC double glazed sash window to rear.

BEDROOM TWO:

14' 7" x 8' 8 (slight recess to one end)" (4.44m x 2.64m) UPVC double glazed sash window to rear. Radiator. Flat plastered ceiling.

BEDROOM THREE:

14' 9" x 8' 1" (4.5m x 2.46m) UPVC double glazed sash windows to front. Radiator. Flat plastered ceiling.

BEDROOM FOUR:

11' 3" x 7' 8 (with slight alcoves)" (3.43m x 2.34m) UPVC double glazed sash windows to front. Radiator. Flat plastered ceiling.

EXTERNALLY - REAR GARDEN:

This property enjoys the benefit of a secluded rear garden which is approximately 48-50ft square (unmeasured). Newly laid turf with privacy fencing to all aspects. Grey sandstone paving to immediate fore. External tap. Gated side accesses to either flank.

PARKING:

Parking is provided via an integral garage with up and over door. This in tum is approached via a substantial block paved road frontage which provides off street parking for numerous vehicles with boundary fencing and front boundary wall with wrought iron balustrading and corner flower bed. External lighting.

GARAGE:

17' 5" x 9' 10" (5.320m x 3.000m)

Energy performance certificate (EPC)

109, Rectory Road SS7 2RT SS7 2RZ	Energy rating B	Valid until 16 April 2029
		Certificate number 8105-8036-4438-9297-3413

Property type: Detached house
Total floor area: 177 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-outlets) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-outlets>)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements