

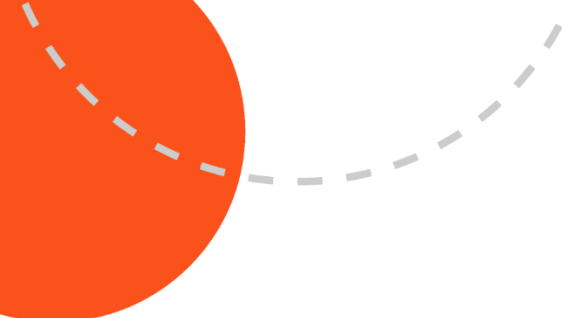


Bilton Road, Hadleigh, Essex, SS7 2HQ

3 bed detached house / Offers In Excess Of £450,000 / t. 01702 555888

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Oozing charm and character and offered with no onward chain is this deceptively spacious **three bedroom** detached family home, situated in this popular turning within the heart of Hadleigh. Having large reception rooms, kitchen, utility room and ground floor bathroom suite together with generous size bedrooms and an en-suite shower room to the first floor. Outside there is a west facing rear garden measuring approximately 80ft in depth and backing directly onto Hadleigh Infant school, garage and off street parking.

Situated in 'Bilton Road', adjacent to Hadleigh Infant school and a stroll from Hadleigh Juniors whilst also having Hadleigh Town Centre with its array of shops, amenities and supermarkets nearby. Local woods, Hadleigh's historic castle and Hadleigh Country Park are also within easy reach. While in need of some general modernisation, this charming family home presents a wonderful opportunity for its next owner to personalise and make their own. Viewings Advised.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Spacious Three Bedroom Detached Family Home
- / Charm & Character
- / Two Large Reception Rooms
- / Spacious Kitchen
- / Utility Room
- / Ground Floor Bathroom Suite
- / Generous Size Bedrooms
- / En-Suite To Master
- / West Facing Rear Garden Approx. 80ft
- / Garage & Off Street Parking
- / No Onward Chain
- / Hadleigh Infant & Junior School Catchments
- / Walking Distance To Hadleigh Town Centre
- / Local Woods, Park & Hadleigh Castle Nearby
- / Easy Access To Transport Links
- / Excellent Potential

Upvc double glazed leadlight entrance door opening to:

Entrance Porch \ Fitted carpet, Upvc double glazed leadlight window to front, entrance door with stained glass leadlight insert and stained glass leadlight window adjacent opening to:

Entrance Hall 11' x 6'6 \ Fitted carpet, radiator, power points, thermostat control, carpeted stairs with timber balustrade leading to first floor, doors to accommodation off.

Sitting Room 14'9 x 13'11 \ Upvc double glazed leadlight bay window to front, fitted carpet, power points, T.V point, radiator, coved ceiling, feature brick fireplace with timber mantle and display shelving adjacent.

Lounge/Diner 22'1 x 12' \ Fitted carpet, two radiators, power points, two T.V points, upvc double glazed windows to rear with central upvc double glazed french doors leading to garden.

Kitchen 12'5 x 10'5 \ Stainless steel sink and drainer unit with swan neck mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker, space for fridge/freezer, tiled splashbacks, power points, laminate flooring, upvc double glazed window to side, window to rear with door adjacent leading to:

Utility Room 10'10 x 8' \ Stainless steel sink and drainer unit with chrome mixer tap inset into roll edge worktops, ample storage cupboards, space and plumbing for washing machine, laminate flooring, radiator, power points, upvc obscure double window to side, upvc double glazed windows to side and rear, upvc double glazed window door leading to garden.

Ground Floor Bathroom \ Three piece suite comprising panelled bath with shower over, pedestal wash basin with chrome controls, push button w.c, upvc obscure double glazed window to side, vinyl flooring, mostly tiled walls, radiator, storage cupboard.



Landing \ Fitted carpet, storage cupboard, doors to accommodation off.

Bedroom One 14'10 x 12' Max Into Wardrobe Depth \ Upvc double glazed window to rear, power points, radiator, fitted wardrobes, door leading to:

En-Suite Shower Room \ Three piece suite comprising shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled to three walls, upvc obscure double glazed window to side, radiator.

Bedroom Two 14'11 x 10'6 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, fitted wardrobes housing wall mounted boiler (we are advised was installed in 2019) and immersion tank, loft access hatch.

Bedroom Three 10'7 x 7'8 \ Upvc double glazed leadlight window to front, fitted carpet, power points, fitted wardrobes, eaves storage, loft access hatch.

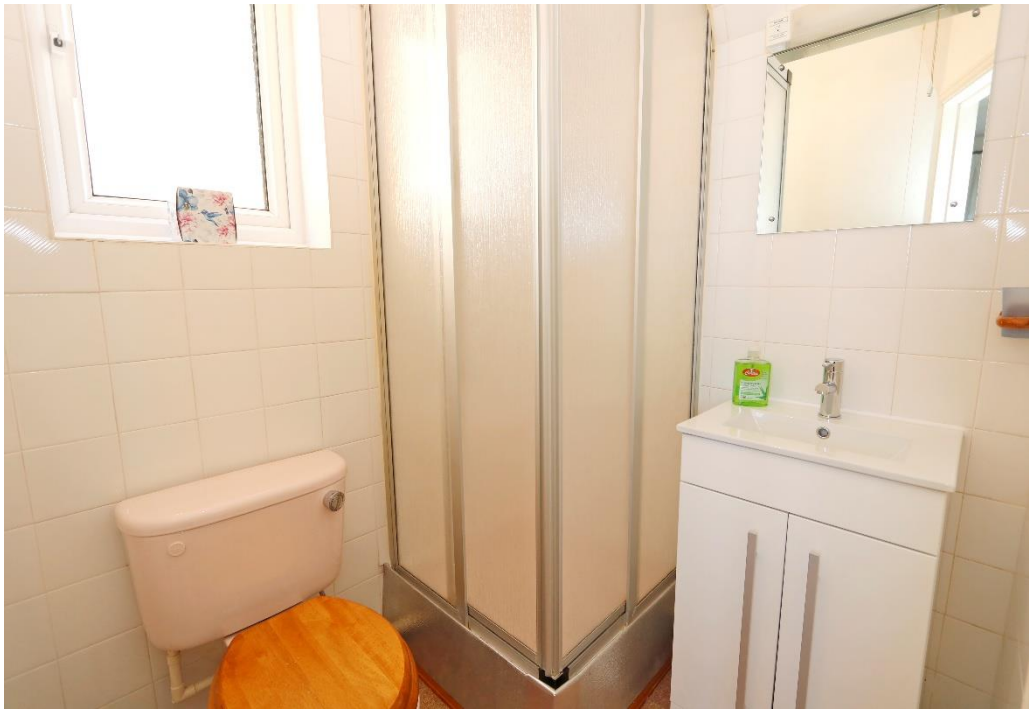
Rear Garden \ The property benefits from a beautiful west facing rear garden measuring approximately 80ft in depth and backing directly onto Hadleigh Infants school. Commencing with area laid to patio with elevated flowerbeds adjacent, the remainder is mainly laid to established lawn with further flowerbeds, shrubs and trees surrounding, pond, large brick built shed, greenhouse, fencing to borders, side access to front via timber gate, outside tap, personal door to leading to:

Garage 11'9 x 8'2 \ Up and over door to front, power and light connected.

Front Garden \ Driveway providing off street parking with shingled area adjacent, retaining brick wall to front.











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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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