



**MORGAN
BROOKES**
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Homestead Gardens, Hadleigh



Morgan Brookes believe - This is a pretty semi-detached cottage style home that oozes character throughout. From the moment you enter you'll feel right at home, with the kitchen and dining room opening out to the incredible garden, great for socialising with family and friends.

Our Sellers love - Taking a short stroll into Hadleigh High Street with it's array of cafés, shops and restaurants. Visiting Hadleigh Castle, Downs, Old Leigh and the many beautiful areas that surround the property.

Key Features

- A Pretty Cottage Style Home.
- Well Decorated & Styled Throughout.
- Ground Floor Bathroom & En-suite.
- Over 100ft Rear Garden & Cabin.
- Ample Off Road Parking.
- Excellent Location Close To Hadleigh High Street.

**Guide Price £425,000 -
£450,000**

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Entrance

Obscure double glazed panelled door to:

Hall

Radiator, understairs storage cupboard housing meters, stairs leading to first floor, coving to ceiling, doors to:

Living Room

18' 0" (into bay) x 10' 11" (5.48m x 3.32m)

Double glazed bay window to front aspect, feature fireplace, radiator, coving to ceiling, wood effect flooring, double doors to:

Dining Room

9' 11" x 9' 6" (3.02m x 2.89m)

Double glazed French doors with double glazed windows to both sides leading to rear garden, radiator, coving to ceiling, wood effect flooring, door to:

Kitchen

10' 5" x 9' 10" (3.17m x 2.99m)

Double glazed window to rear aspect, double glazed panelled door to rear garden, fitted with a range of base and wall mounted units, roll top work surfaces incorporating 5 point gas hob with extractor over, one and a half bowl stainless steel sink and drainer unit, fitted oven, integrated fridge & dishwasher, space and plumbing for appliances, splash back tiling, smooth ceiling, wood effect flooring.

Utility Room

6' 0" x 2' 3" (1.83m x 0.69m)

Obscure double glazed window to side aspect, wall mounted boiler.



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Ground Floor Bathroom**6' 11" x 6' 2" (2.11m x 1.88m)**

Obscure double glazed window to side aspect, panelled bath with shower screen, pedestal hand basin, low level WC, wood effect flooring.

Bedroom 1**11' 8" x 11' 1" (3.55m x 3.38m)**

Double glazed window to rear aspect with views over Hadleigh Downs, fitted wardrobes, radiator, smooth ceiling, wood effect flooring, door to:

**En-Suite****7' 11" x 4' 2" (2.41m x 1.27m)**

Shower cubicle, vanity hand basin, low level WC, smooth ceiling, stainless steel towel rail.

Bedroom 2**11' 5" x 8' 8" (3.48m x 2.64m)** Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.**Bedroom 3****8' 11" x 8' 10" (2.72m x 2.69m)**

Double glazed window to side aspect, fitted wardrobes, radiator, smooth ceiling, wood effect flooring.

Rear Garden

Paved seating area from property, path leading to rear, mostly laid to lawn with various trees, flower and shrub borders, shed to remain, side access.

**Summer House**

Glazed window to front aspect, double doors to center.

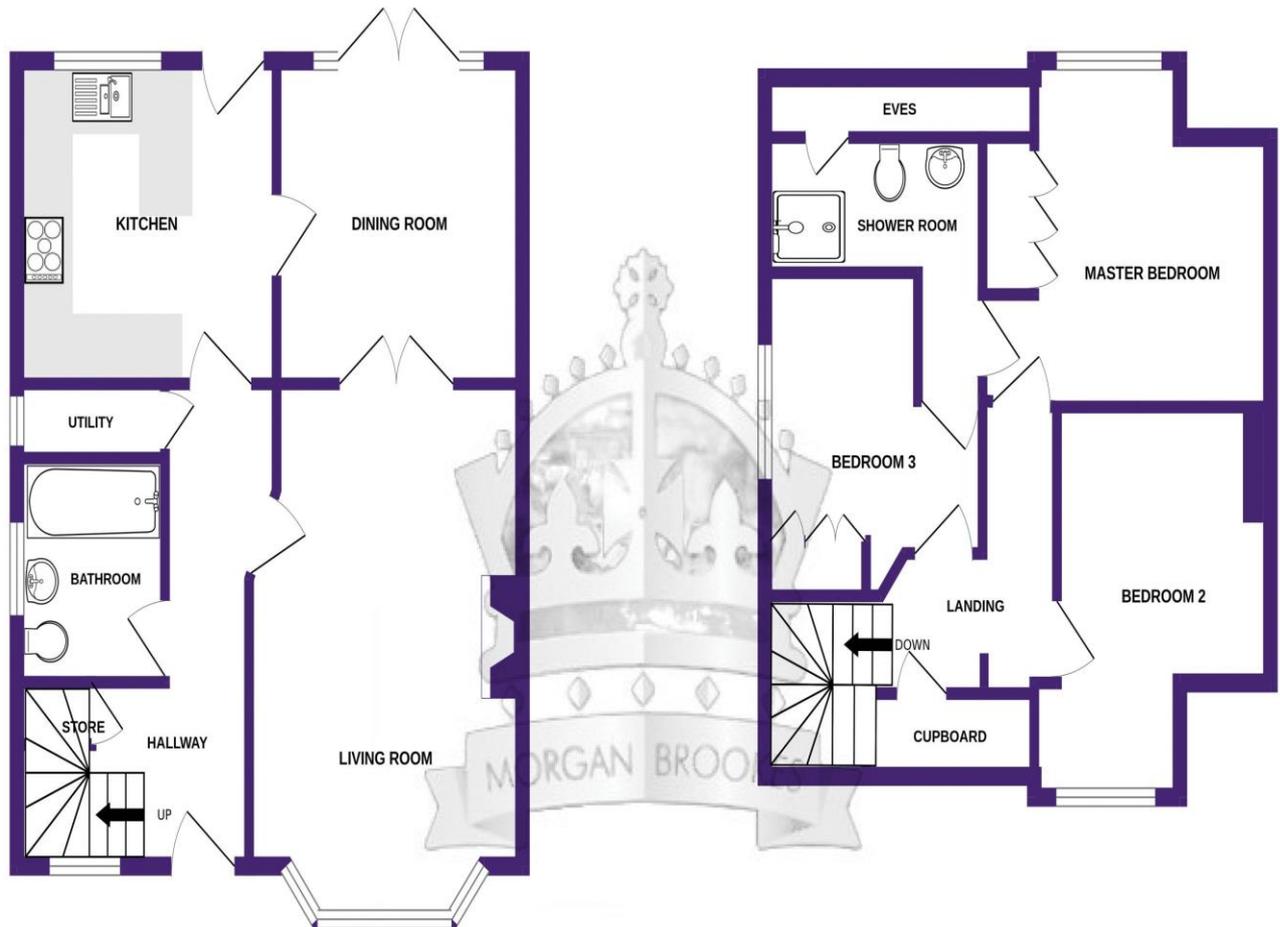
Front Of Property

Block paved driveway offering off street parking for 2 vehicles.



GROUND FLOOR

1ST FLOOR



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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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