



Brown & Brand



**Springfield**  
Hadleigh, SS7 2SS

- Two Bedroom Detached Bungalow
- South facing garden
- Backing onto John Burrows playing fields
- Sought after cul-de-sac on the popular Westwood Estate

**Offers In Excess Of £470,000**





## Property Description

A beautifully presented two-bedroom detached bungalow situated in this sought after cul-de-sac on the popular Westwood Estate and backing onto John Burrow's playing field. This home has been thoughtfully improved by the current owners and offers well-proportioned, light-filled accommodation throughout. The property comprises an entrance hallway, two double bedrooms, a modern fitted kitchen/breakfast room, a three-piece shower room and a spacious lounge/diner complete with a charming log burner. Outside, the south-facing rear garden provides a private space to relax and enjoy, complete with a summer house and detached garage. Ample off-road parking is available via a block-paved driveway. Ideal for those seeking a move-in-ready home in a sought-after location, this bungalow offers excellent access to local amenities and green spaces. Early viewing is highly recommended to fully appreciate this fantastic property.



#### ACCOMMODATION COMPRISSES

Approached via composite door with obscure panelling to side, giving access to

#### ENTRANCE HALLWAY

Tiled floor. Wooden flooring. Radiator. Smooth plastered ceiling with inset spotlights. Loft access. Door to

#### BEDROOM ONE

14' 6" x 10' 4" (4.42m x 3.15m) Double glazed window to front. Radiator. Fitted carpet. Smooth plastered ceiling with coving.

#### BEDROOM TWO

10' 9" x 8' 6" (3.28m x 2.59m) Double glazed window to front. Radiator fitted carpet smooth ceiling with coving.

#### KITCHEN BREAKFAST ROOM

10' 3" x 10' 5" (3.12m x 3.18m) The kitchen is beautifully fitted with modern white gloss units to both ground and high-level with Quartz worktops incorporating ceramic sink unit with mixer tap, and drainer. Five ring induction hob. Tiled splash backs. Fitted electric oven and grill, cupboard housing electric meter. Downward lighting from cupboards. Space for large freestanding fridge freezer, space and plumbing for washing machine, integrated dishwasher, smooth plastered ceiling with inset spotlights. Ceramic oak effect flooring. Double glazed window to side double glazed door to side.

#### SHOWER ROOM

Modern three-piece suite comprising WC with vanity sink until and mixer tap with storage below. Shower cubicle with polycarbonate sheeting. Tiled flooring. Radiator. Heated towel rail. Obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

#### LOUNGE/DINER

27' 4" x 11' 5" (8.33m x 3.48m) A spacious and bright south facing room with double glazed bifold doors to rear. Wooden flooring. Radiator to two walls. Log burner smooth plastered ceiling with coving.

#### REAR GARDEN

A beautiful south facing rear garden, which backs onto John Burrows playing fields. Grey Portland Stone tiles. Remainder laid to lawn, mature tree and shrub borders. Gated side access.

#### SUMMER HOUSE

8' 10" x 8' 10" (2.69m x 2.69m) Ideal to use as a home office. Double glazed windows, two front and one to the side. Laminate flooring. Power and lighting.

#### GARAGE

20' 2" x 8' 3" (6.15m x 2.51m) Power and lighting, double glazed French doors to front.



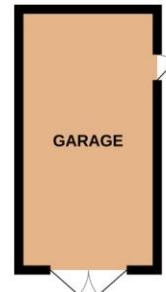


## PARKING

Parking is provided by a large block paved driveway providing ample off-road parking.



GROUND FLOOR



### Energy performance certificate (EPC)

12, Springfield  
BENEFLEET  
SS7 2SS

Energy rating  
**E**

Valid until:  
**20 October 2029**

Certificate number:  
**9968-2879-7606-9221-7845**

Property type  
Total floor area

Detached bungalow  
66 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

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

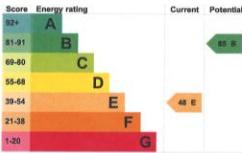
[See how to improve this property's energy efficiency.](#)

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



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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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