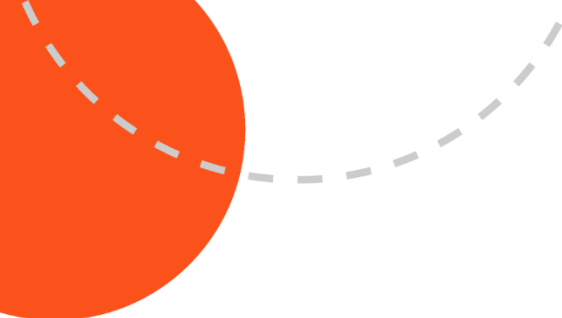




Falbro Crescent, Hadleigh, Essex, SS7 2SF
3 bedroom semi-detached house / £475,000 / t. 01702 555888





Backing directly onto John Burrows Playing Fields, this bright and spacious **three bedroom** semi-detached family home is offered with no onward chain. The property boasts a generously sized lounge/diner, newly fitted kitchen, study/playroom and ground floor WC, together with three well proportioned bedrooms and a modern bathroom suite to the first floor.

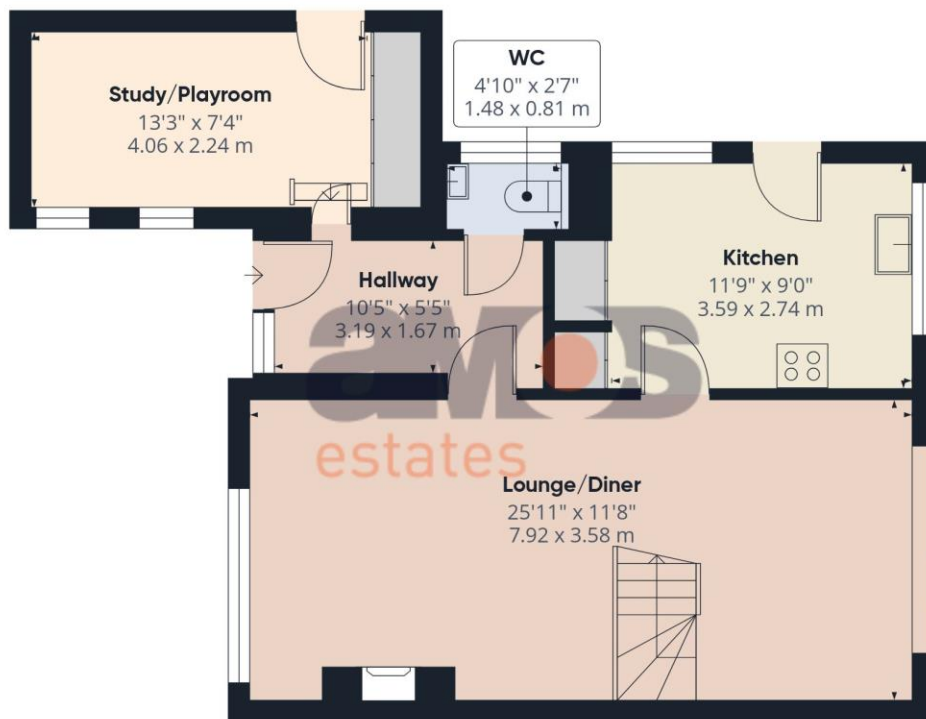
Outside, there is a secluded rear garden measuring approximately 50ft in depth, along with off-street parking to the front. Also benefiting from attractive views of John Burrows and the surrounding area.

Situated on the ever-popular Westwood Estate, the property is ideally positioned for picturesque woodland walks and is within easy walking distance of John Burrows Playing Fields and Hadleigh Town Centre, offering an excellent selection of shops, amenities, cafés and supermarkets. A range of highly regarded local schools are also nearby, including Westwood Academy and The Deanes School, with the property falling within their catchment areas. Viewings Advised.

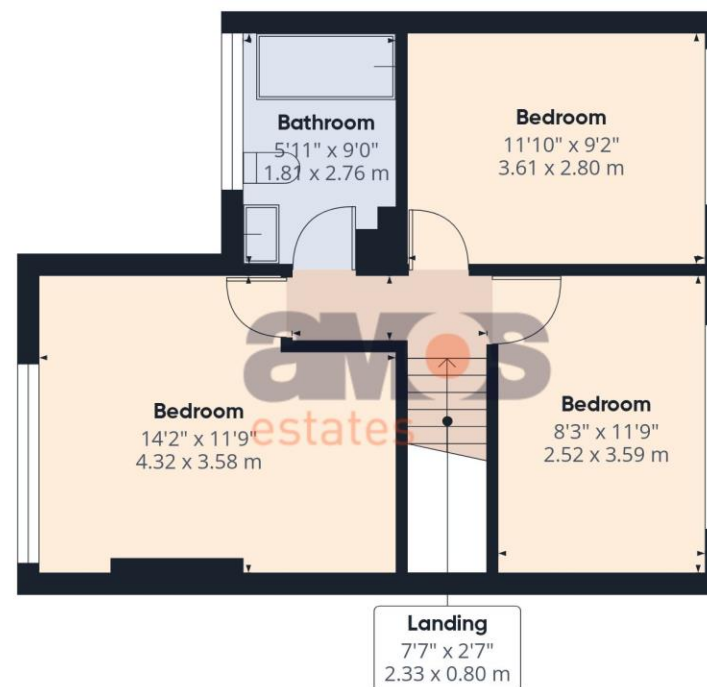
Find us on



A space to call home.



Ground Floor



First Floor

Approximate total area⁽¹⁾

1043 ft²
96.9 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Highlights

- | **Spacious & Versatile Three Bedroom Semi Detached Family Home**
- | **Well Presented Accommodation**
- | **Newly Fitted Kitchen**
- | **Playroom/Study**
- | **Ground Floor WC**
- | **Generously Sized Bedrooms**
- | **Modern Bathroom Suite**
- | **Secluded Rear Garden Measuring Approximately 50ft**
- | **Backing Directly Onto John Burrows Playing Fields With Direct Access**
- | **Off Street Parking**
- | **Attractive Outlook**
- | **Close To Woods & Hadleigh Town**
- | **No Onward Chain**
- | **Excellent School Catchments**
- | **Sought After Westwood Estate**
- | **Scope For Extension (subject to the necessary consent)**
- | **EPC Rating – E**
- | **Council Tax Band - D**



Double glazed entrance door with obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall **

Laminate flooring, radiator, power points, smooth plastered ceiling with inset spotlights, door to accommodation off.

**Lounge/Diner 25'11 x 11'8 **

uPVC double glazed window to front, fitted carpet, two radiators, power points, TV point, smooth plastered ceiling with inset spotlights, wall light points, feature fireplace housing log burner, carpeted stairs with timber balustrade leading to first floor accommodation, double glazed sliding patio doors to rear leading to garden, door to kitchen.

**Kitchen 11'9 x 9' **

Modern newly installed fitted kitchen comprising sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Hotpoint double oven, inset Beko induction hob with chimney style extractor above, integrated dishwasher, space and plumbing for a washing machine, space for American style fridge freezer, Herringbone style flooring, power points, smooth plastered ceiling with inset spotlights, double glazed windows to rear and side, stable style door to side leading to garden.

**Study/Playroom 13'3 x 7'4 **

Formerly the garage which has been converted, ideal for a variety of purposes having fitted carpet, radiator, power points, double glazed windows to side, double glazed door to side leading to sideways, smooth plastered ceiling with inset spotlights, fitted wardrobes housing Potterton combination boiler.

**Ground Floor WC **

Modern two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, laminate flooring, obscure double glazed window to side, radiator, smooth plastered ceiling with inset spotlights.



**Landing **

Fitted carpet, smooth plastered ceiling with inset spotlights, loft access hatch, doors to accommodation off.

**Bedroom One 14'2 x 11'9 **

Double glazed window to front, fitted carpet, radiator, power point, smooth plastered ceiling with inset spotlights.

**Bedroom Two 11'9 x 8'3 **

Double glazed window to rear with attractive outlook over John Burrows playing fields, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights.

**Bedroom Three 11'10 x 9'2 **

uPVC double glazed window to rear with attractive outlook over John Burrows playing fields, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights.

**Bathroom 9' x 5'11 **

Modern three piece suite comprising panelled bath with drench style shower head above and separate handheld attachment and tiled surround, push button WC, pedestal wash basin with chrome mixer tap, wood effect flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, obscure double glazed window to front.

**Rear Garden **

A lovely secluded rear garden measuring approximately 50ft in depth, backing directly onto John Burrows playing fields. Commencing with patio providing outside seating facility whilst the remainder is laid to established lawn, well stocked flower beds, fencing to borders, outside power points, outside tap, timber sheds, rear timber gate providing access to John Burrows, side access to front via timber gate.

**Front Garden **

Block paved providing ample off street parking.





PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

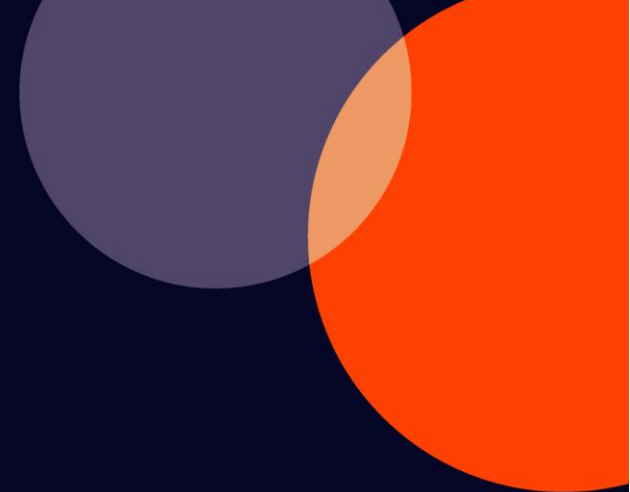












at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

