




Homestead Gardens, Hadleigh, Essex, SS7 2AB

4 bed detached house / £625,000 / t. 01702 555888

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We are delighted to present this beautifully presented **four bedroom** detached family home, ideally situated within the highly sought-after 'Homestead Gardens' in the heart of Hadleigh. This impressive property offers spacious and versatile accommodation throughout, including two reception rooms, a generous kitchen/breakfast room, study/playroom and a ground floor cloakroom. Upstairs features well-proportioned bedrooms, an en-suite to the principal bedroom and a stylish family bathroom.

Externally, the home benefits from a delightful south-facing rear garden, double garage, and ample off-street parking. Further enhancing its appeal are the attractive views across the Salvation Army fields towards the estuary.

Perfectly positioned within the desirable catchment areas for Hadleigh Infant and Junior Schools, as well as The King John School, this property is ideal for families seeking excellent local schooling. Picturesque Hadleigh Castle and Hadleigh Country Park are just a short stroll away, offering beautiful countryside walks and historic surroundings, while Hadleigh town centre is conveniently close by with its range of shops, amenities, and eateries.

Early viewings are highly recommended.

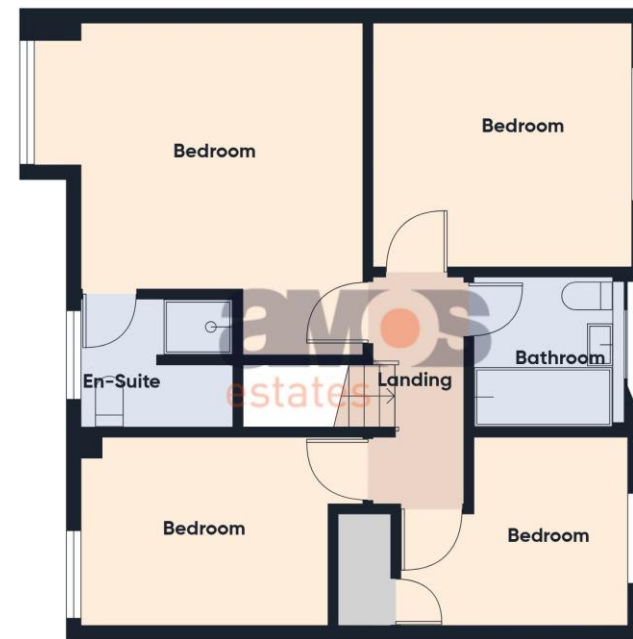
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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
1551 ft²
143.9 m²

(1) Excluding balconies and terraces

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

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Highlights

- \ Well Presented Four Bedroom Detached Family Home
- \ South Facing Rear Garden
- \ Two Reception Rooms
- \ Large Kitchen/Breakfast Room
- \ Study/Playroom
- \ Ground Floor W.C
- \ Good Size Bedrooms
- \ En-Suite To Master
- \ Modern Family Bathroom
- \ Double Garage & Ample Off Street Parking
- \ Solar Panels
- \ Hadleigh Infant/Junior & King John School Catchments
- \ Walking Distance To Hadleigh Castle & Hadleigh Country Park
- \ Close To Hadleigh Town
- \ Quiet Turning
- \ Council Tax Band – F
- \ EPC Rating - TBC

Double glazed entrance door with obscure double glazed window adjacent opening to:

Entrance Porch 5'4 x 3'2 \ Welcome mat, radiator, coved ceiling, door leading to:

Lounge 17'9 x 13'6 \ LVT herringbone style flooring, two radiators, power points, USB charging points, smooth plastered and coved ceiling, T.V point, double glazed square bay window to front, carpeted stairs with attractive balustrade and glass inset leading to first floor, feature log burner, door leading to study and open plan to:

Dining Room 10'9 x 9'9 \ LVT herringbone style flooring, radiator, power points, smooth plastered and coved ceiling, double glazed sliding patio doors leading to garden, Hive heating controls, door leading to:

Inner Hallway \ LVT flooring, coved ceiling, doors leading to w.c and kitchen/breakfast room.

Kitchen/Breakfast Room 16'1 x 11'5 Reducing To 8'3 \ Double bowl sink with moulded drainer and chrome mixer tap inset into range of worktops with cupboards and drawers beneath, space for Range style cooker (to remain) with chimney style extractor above, integrated dishwasher, space and plumbing for concealed washing machine, space for tall fridge/freezer, wine rack, power points, breakfast bar facility, double glazed windows to side and rear, double glazed door to rear leading to garden, vertical radiator, large understairs storage cupboard, cupboard housing Ideal combination boiler, tiled effect flooring, smooth plastered and coved ceiling with inset spotlights.

Ground Floor W.C 6'5 x 3'8 \ Two piece suite comprising push button w.c, pedestal wash basin with chrome mixer tap and tiled splashback, obscure double glazed window to rear, coved ceiling, radiator.

Study/Playroom 10'9 x 8'3 \ Double glazed window to front, LVT herringbone style flooring, radiator, power points, coved ceiling.

Landing \ Fitted carpet, power points, coved ceiling, loft access hatch, doors to accommodation off





Bedroom One 14'4 Reducing To 11'6 x 12'6 Plus Bay \ Double glazed square bay window to front, fitted carpet, power points, radiator, coved ceiling, T.V point, door leading to:

En-Suite Shower Room 6'8 x 5'10 \ Three piece suite comprising shower cubicle with drench style showerhead above and separate handheld attachment, wash basin with chrome mixer, push button w.c, tiled walls and flooring, shaver point, smooth plastered ceiling with inset spotlights, obscure double glazed window to front, heated towel radiator.

Bedroom Two 11'3 x 10'9 \ Double glazed window to rear with views towards Salvation Army fields and the estuary, fitted carpet, radiator, power points, coved ceiling.

Bedroom Three 11'2 x 8'6 \ Double glazed window to front, fitted carpet, power points, radiator, coved ceiling.

Bedroom Four 10' x 6'6 \ Double glazed window to rear with views towards Salvation Army fields and the estuary, fitted carpet, radiator, power points, coved ceiling, storage cupboard.

Bathroom 6'11 x 6'7 \ Modern three piece suite comprising panelled bath with drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled effect flooring, heated towel radiator, shaver point, extractor, obscure double glazed window to rear, smooth plastered ceiling with inset spotlights.

Rear Garden \ Secluded south facing rear garden with ample patios providing outside seating, central established lawn, well stocked flowerbeds, outside tap, fencing to borders, side access to front via timber gate, access to:

Double Garage 17'2 x 17' \ Twin up and over doors to front, personal door to and from garden, power and light connected, overhead storage.

Front Garden \ Driveway providing ample off street parking.

Please note \ The property benefits from having Solar Panel's which we are advised produces an income of approximately £900 per year.











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.

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