Scrub Lane, Hadleigh, Essex, SS7 2JA

4/5 bed detached bungalow / £750,000 / t. 01702 555888

A rare opportunity to acquire this truly ‘one-of-a-kind’ detached bungalow, boasting approximately 2,091 square feet of accommodation and offering an exceptional level of space and versatility for the whole family. Occupying a highly desirable position in one of Hadleigh’s most sought-after turnings, this bespoke residence has been thoughtfully designed to provide spacious and adaptable living accommodation arranged over two floors.

The ground floor comprises good size lounge, modern fitted kitchen/diner, utility room, four generously proportioned bedrooms and two individually designed bathrooms. To the first floor is an impressive master suite, complete with Juliet balcony, en-suite bathroom and attractive outlook. The property also benefits from an exceptionally large loft space, offering considerable potential for conversion to create further accommodation, subject to the necessary consents. Externally, the property continues to impress with a secluded south facing rear garden measuring approximately 150ft. There is also a substantial outbuilding/bar, ideal for a variety of uses, together with ample off street parking to the front.

Situated in the heart of Hadleigh, on the much sought-after Scrub Lane, the property is ideally positioned within easy walking distance of local woodland, John Burrows playing fields and Hadleigh Town Centre, which offers an excellent selection of shops, supermarkets, cafés and amenities. A number of highly regarded local schools are also close by, with the property falling within the catchment areas for Hadleigh Infant and Junior Schools.

A truly individual and beautifully designed home, offering an exceptional combination of space, versatility and future potential in a highly desirable location. Properties of this calibre and individuality rarely come to market — an early viewing is strongly advised.

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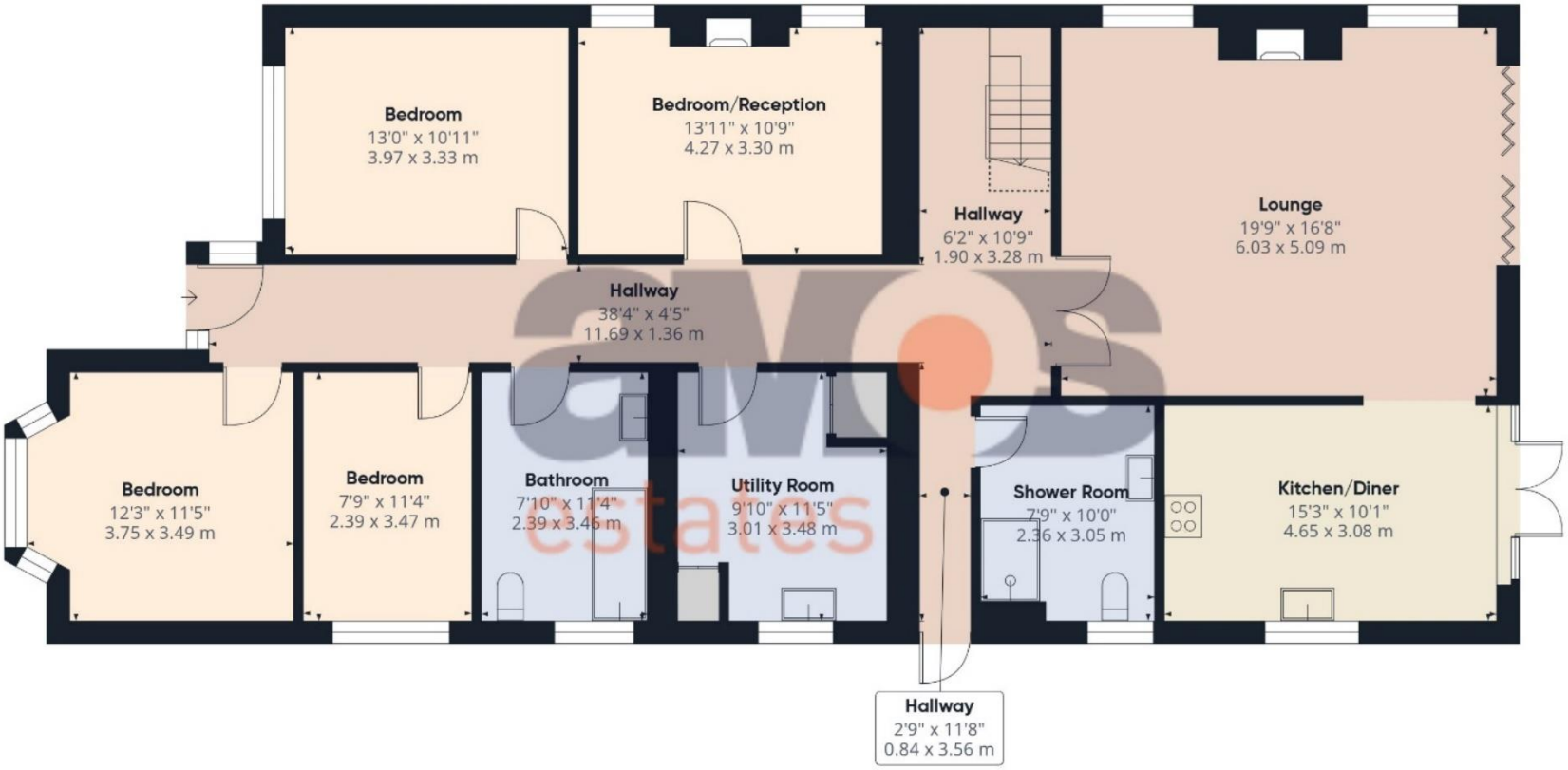

Ground Floor Building 1

A space to call home.

First Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

2091 ft²

194.5 m²

Reduced headroom

121 ft²

11.2 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.

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Highlights

\ Large Five Bedroom Detached Bungalow

\ Spacious & Versatile Throughout

\ Approx. 2091 Square Feet Of Accommodation

\ Good Size Lounge

\ Modern Kitchen/Diner

\ Two Luxury Ground Floor Bathroom

\ Four Generous Size Ground Floor Bedrooms (or further reception space)

\ Stunning First Floor Master Suite With Juliet Balcony & En-Suite

\ Huge Loft Ideal For Conversion (subject to consent)

\ South Facing Rear Garden Measuring Approximately 150ft

\ Substantial Outbuilding/Bar

\ Ample Off Street Parking

\ Rare Opportunity

\ Sought After Turning In The Heart Of Hadleigh

\ Walking Distance To Woods, John Burrows Park & Hadleigh Town

\ Excellent Schools Nearby

\ Council Tax Band - D

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

**Entrance Hall 38’4 x 4’5 **
Wood flooring, two radiators, smooth plastered ceiling with inset spotlights, power points, thermostat control, carpeted stairs with timber balustrade leading to first floor accommodation, uPVC obscure double glazed door to side leading to sideway, doors to accommodation off.

**Lounge 19’9 x 16’8 **
Wood flooring, two radiators, power points, TV point, feature fireplace with timber mantle housing log burner, uPVC double glazed windows to side, smooth plastered ceiling with inset spotlights, wall light points, uPVC double glazed bi-folding doors to rear leading to rear garden open to kitchen diner.

**Kitchen Diner 15’3 x 10’1 **
Well fitted kitchen diner comprising Franke double bowl stainless steel sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated AEG dishwasher, integrated AEG oven with microwave above, space for a tall fridge freezer, inset AEG induction hob with chimney style extractor above, tiled splashbacks, power points, smooth plastered ceiling with inset spotlights, tiled effect flooring, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear leading to rear garden.

**Utility Room 11’5 x 9’10 **
Stainless steel sink and drainer unit with mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath, space and plumbing for a washing machine, smooth plastered ceiling, sensor lighting, uPVC double glazed window to side, tiled effect flooring, radiator, tiled splashbacks, power points, storage cupboard housing hot water cylinder and shelving, further storage cupboard housing wall mounted Potterton boiler and consumer unit.

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**Ground Floor Bedroom Two / Reception Room 13’11 x 10’9 **
uPVC double glazed windows to side, fitted carpet, radiator, power points, smooth plastered ceiling, feature fireplace housing log burner.

**Bedroom Three 13’ x 10’11 **
uPVC double glazed window to front with shutters to remain, fitted carpet, radiator, power points, TV point, smooth plastered ceiling.

**Bedroom Four 12’3 x 11’5 **
uPVC double glazed bay window to front with shutters to remain, fitted carpet, radiator, power points, smooth plastered ceiling, TV point.

**Bedroom Five 11’4 x 7’9 **
uPVC double glazed window to side, fitted carpet, radiator, power points, smooth plastered ceiling.

**Ground Floor Bathroom 11’4 x 7’10 **
Luxury three piece suite comprising panelled with chrome controls and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, radiator, shaver point, heated towel radiator, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights, radiator, extractor.

**Ground Floor Shower Room 10’ x 7’9 **
Bespoke three piece suite comprising large shower cubicle with shower over, push button WC, vanity wash basin with mixer tap and storage below, tiled walls and flooring, heated towel radiator, shaver point, smooth plastered ceiling with inset spotlights, extractor, uPVC obscure double glazed window to side.

**Landing 6’7 x 3’ **
Fitted carpet, power points, smooth plastered ceiling, Velux window, door opening to large loft space which could easily be converted to further accommodation subject to the necessary consents, further door to bedroom one.

**Bedroom One 15’6 x 14’5 **
uPVC double glazed French doors to rear opening to Juliet balcony providing attractive outlook over rear garden and surrounding area, two Velux windows, fitted carpet, power points, radiator, TV point, smooth plastered ceiling with inset spotlights, large storage cupboard/wardrobe, door to en-suite shower room.

**En-Suite Shower Room 12’ x 7’3 **
Modern three piece suite comprising corner shower cubicle with tiled surround and shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled flooring, heated towel radiator, radiator, Velux window, smooth plastered ceiling with inset spotlights.

**Rear Garden **
Beautiful, secluded south facing rear garden measuring approximately 150ft in depth, commencing with attractive patio providing outside seating area whilst the remainder is mainly laid to established lawn, well stocked flower beds, pergola, side access to front via both sideways through timber gates, outside lighting, access to outbuilding/bar.

**Outbuilding / Bar 18’3 x 8’10 **
Beautifully finished which could be used for a variety of purposes having built in bar, smooth plastered ceiling with inset spotlights, power points, uPVC double glazed bi-folding doors and further French doors, spotlights to exterior.

**Front Garden **
Resin bound driveway providing ample off street parking.

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