



Church Road

Hadleigh

- FOUR BEDROOMS
- 125' x 75' SECLUDED REAR GARDEN
- GARAGE AND PLENTY OF PARKING
- GROUND FLOOR CLOAKROOM



Offers In Excess of £600,000

VACANT four bedroom character home set in wonderful grounds in an enviable private location. Set back 110' from the road and enjoying a 75' x 125' established rear garden. Three separate reception rooms, kitchen & utility room. An absolute gem! Close to all amenities and schools.





AGENTS NOTES

DEFINATELY NOT ONE TO BE MISSED! Vacant and very well presented four bedroom detached home set in beautiful grounds with a private 125' x 75' rear garden and a 110' x 75' front garden with a long driveway and turning space leading up to the home. Garage to the side, double glazing and gas central heating.

The property has immense character and is very well presented with four first floor bedrooms and a family bathroom.

The ground floor offers three separate reception rooms all with original parquet flooring, good size kitchen and large separate utility room as well as a ground floor cloakroom.

This really is a one off home and located perfectly for surrounding amenities and schools.

**RECEPTION ROOM**

14' 7" x 12' 0" (4.44m x 3.66m)

RECEPTION ROOM

16' 0" x 12' 9" (4.88m x 3.89m)

RECEPTION ROOM

12' 9" x 11' 9" (3.89m x 3.58m)

KITCHEN

9' 0" x 9' 0" (2.74m x 2.74m)

UTILITY ROOM

9' 0" x 7' 2" (2.74m x 2.18m)

CLOAKROOM

8' 8" x 2' 6" (2.64m x 0.76m)

LANDING

15' 10" x 10' 4" (4.83m x 3.15m)

BATHROOM

5' 8" x 5' 8" (1.73 x 1.75m)

BEDROOM

15' 7" x 12' 9" (4.75m x 3.89m)

BEDROOM

12' 0" x 12' 9" (3.66m x 3.89m)

BEDROOM

12' 0" x 8' 6" (3.66m x 2.59m)

BEDROOM

9' 0" x 8' 6" (2.74m x 2.59m)

GARAGE

16' x 8' (4.88 x 2.44)

REAR GARDEN

125' 0" x 75' 0" (38.1m x 22.86m)

FRONT GARDEN

110' 0" x 75' 0" (33.53m x 22.86m)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





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