

Brown & Brand

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Broomfield

Daws Heath, Hadleigh, SS7 2SW

- Sought-After Broomfield Location
- Within Easy Reach of Hadleigh Town Centre
- Modern Fitted Kitchen with Integrated Appliances
- Private & Well-Maintained Rear Garden

Offers In Excess Of £350,000











Property Description

We are pleased to present to the market this well-presented two-bedroom semi-detached bungalow, situated in the highly sought-after Broomfield location of Hadleigh.

Offering well-proportioned accommodation throughout, the property benefits from a generous lounge, bright and airy conservatory, modern fitted kitchen and contemporary shower room.

Externally, the property boasts a beautifully maintained and private rear garden, ample off-street parking and a fantastic versatile outbuilding, ideal for use as a home office, business space or hobby room, with additional storage to the rear.

Ideally positioned within the catchment area for Westwood Academy and close to The Deanes School, the property is also just a short stroll from Westwood Woods, offering the perfect setting for scenic walks and enjoying the outdoors. Hadleigh town centre, Hadleigh Castle, Hadleigh Country Park and a variety of local amenities are also within easy reach.
An excellent opportunity to acquire a well-maintained bungalow with versatile additional space in a highly desirable location. Early viewing is highly recommended!









APPROACHED VIA
Entrance door inset with decorative glazed panels, providing access into the property and through to the entrance hallway.

ENTRANCE HALLWAY
L-shaped entrance hallway featuring attractive wood-effect parquet cushion flooring and a smooth plastered ceiling with pendant lighting. The hallway also benefits from loft access and a useful storage cupboard housing the combination boiler, with doors providing access to the remaining accommodation.

BEDROOM ONE
14' 5" x 10' 7" (4.39m x 3.23m) The room benefits from double-glazed windows to the front , a radiator and fitted carpet. A full wall of fitted wardrobes provides ample storage, whilst the smooth plastered ceiling, coving and pendant lighting complete the bedroom.

BEDROOM TWO
9' 8" x 8' 6" (2.95m x 2.59m) The bedroom benefits from double-glazed windows to the front, a radiator and fitted carpet. The smooth plastered ceiling, coving and pendant lighting complete the room, creating a bright and comfortable space.

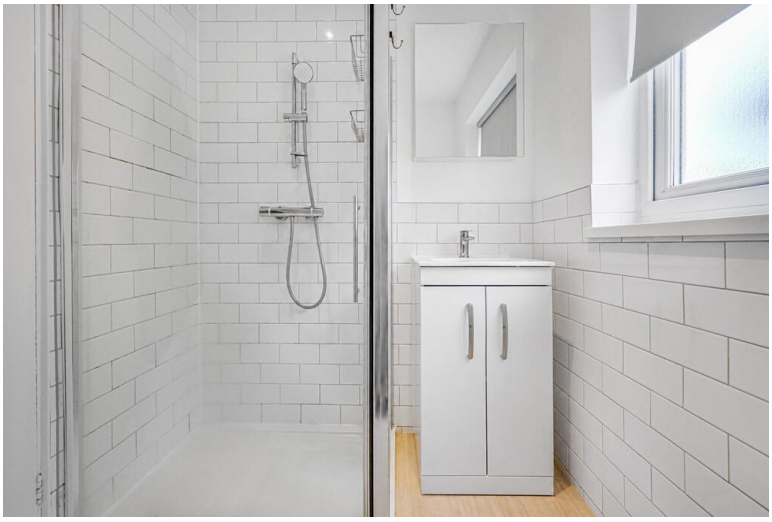
SHOWER ROOM
The bathroom is fitted with a modern three-piece suite comprising a walk-in shower cubicle with fully tiled surround, vanity wash hand basin with mixer tap and low-level WC. Further features include a ladder-style heated towel rail, extractor fan, partially tiled walls and tiled flooring. The smooth plastered ceiling incorporates recessed spotlights, whilst an obscure double-glazed window to the side elevation provides natural light and privacy.

KITCHEN
9' 9" x 8' 6" (2.97m x 2.59m) The kitchen is fitted with a range of modern white wall and base units, complemented by contrasting work surfaces and a stainless steel sink with mixer tap. Integrated appliances include a four-ring electric hob and an eye-level electric double oven with grill. There is also a fitted fridge/freezer and space with plumbing for a washing machine.

The room benefits from tiled splash backs, a smooth plastered ceiling with flush-mounted light fitting and attractive wood-effect cushioned flooring. A double-glazed opaque half-glazed door provides access to the side of the property and rear garden, while a large rear-facing window overlooks the garden, allowing plenty of natural light into the room.









LOUNGE
16' 5" x 10' (5m x 3.05m) The room benefits from fitted carpet, a radiator and a smooth plastered ceiling with decorative coving, pendant lighting and wall-mounted lights. An electric coal-effect fire with tiled hearth and mantelpiece over creates an attractive focal point, whilst sliding patio doors provide access through to the conservatory.

CONSERVATORY
14' 5" x 9' 7" (4.39m x 2.92m) The room enjoys an abundance of natural light from double-glazed windows to the front and both side elevations, incorporating attractive decorative window openings to the upper sections. A lovely pitched ceiling with ceiling fan and light creates a feeling of space and character. Further benefits include tiled flooring, an air conditioning and heating unit, and French doors opening directly onto the rear garden, providing an ideal connection between indoor and outdoor living.

EXTERNALLY

OUTBUILDING
17' 5" x 8' 7" (5.31m x 2.62m) Double-glazed doors open into a fantastic additional space, offering excellent versatility and making it ideal for use as a home office, business space, hobby room or simply to suit your individual needs. The room is flooded with natural light from two double-glazed side windows, further enhanced by a roof lantern. Features include attractive wood-effect flooring, a smooth plastered ceiling with inset spotlights and power points.

To the rear, there is the added benefit of a separate storage room, accessed via a double half-glazed door, providing useful additional storage space.

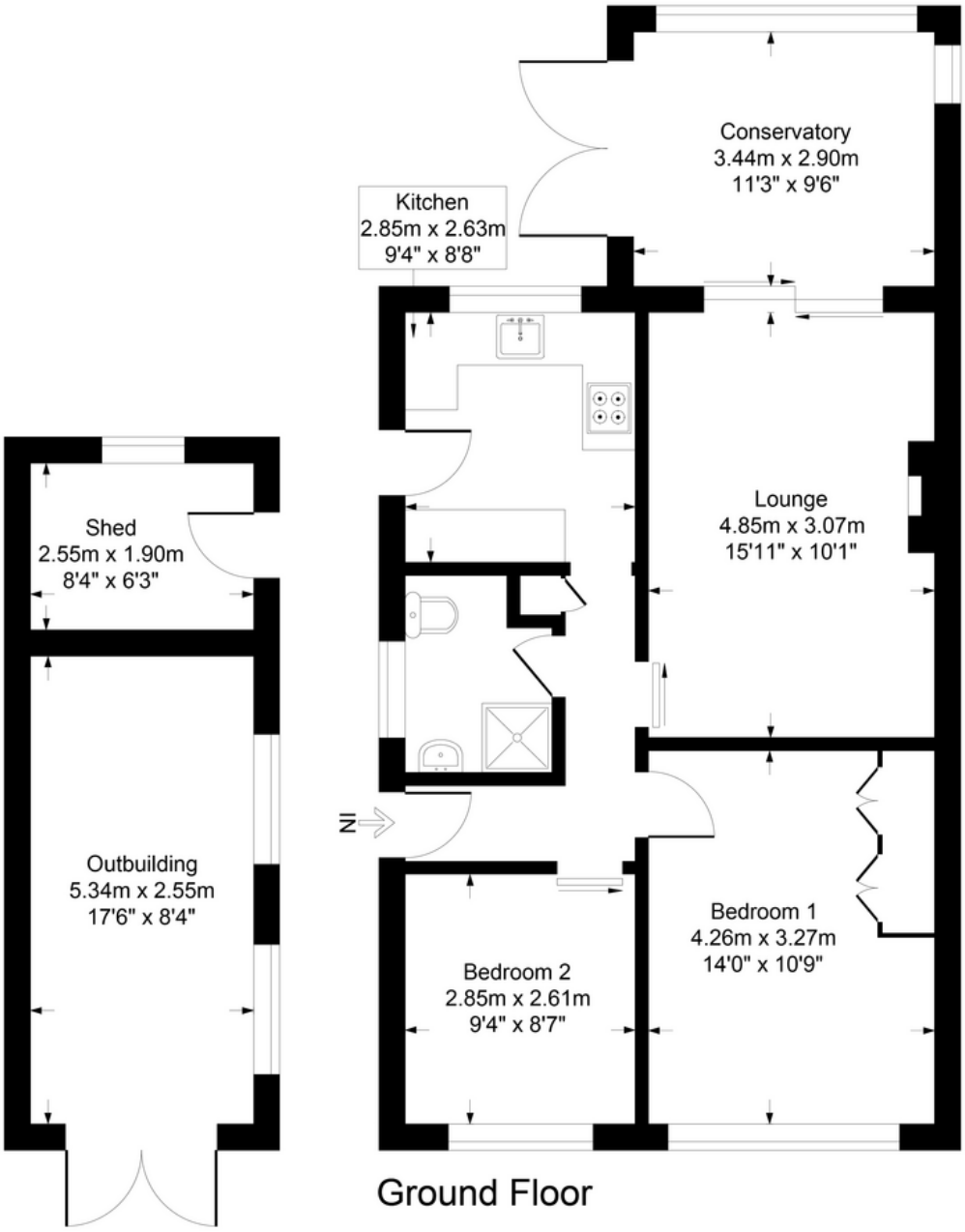
REAR GARDEN
Immediately to the rear of the property is a block-paved patio area, which continues around the side and to the front of the property. A wrought iron gate provides secure access to the side.

The private rear garden is predominantly laid to lawn, with a pathway running along the side and providing access to the rear of the garden. Established shrub borders add colour and interest, while mature conifers to the rear create a wonderful sense of privacy and provide an attractive haven for local wildlife. An outside tap is also provided.

FRONT GARDEN
The front of the property features a block-paved driveway providing ample off-road parking. There is also a small lawned area, attractively edged with established shrubs, while a brick boundary wall defines the front of the property.

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Approximate Gross Internal Floor Area = 80.6 sq m / 867 sq ft
(Including Outbuilding & Shed)
Outbuilding = 13.6 sq m / 146 sq ft
Shed = 4.8 sq m / 52 sq ft



Ground Floor



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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 are 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