

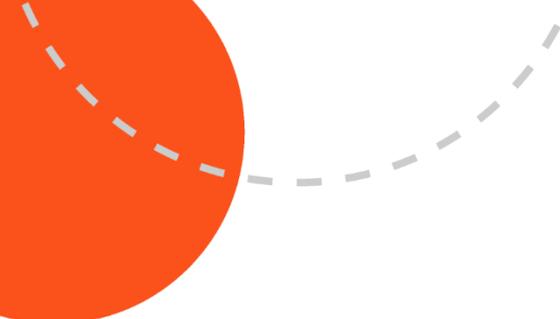


76 Church Road, Hadleigh, Essex, SS7 2DW

4 bed detached house / **Guide Price** £450,000 to 475,000 / t. 01702 555888

amos





Welcome to this charming **four bedroom** detached family home set over three floors in the heart of Hadleigh, having been extended to provide ample space for the whole family. Boasting two reception rooms, large kitchen/breakfast room and ground floor w.c together with three bedrooms and a family bathroom suite to the first floor, whilst to the second floor there is a further bedroom. Outside there is a lovely south backing rear garden measuring approximately 80ft in depth and off street parking to front via a recently finished resin bound driveway.

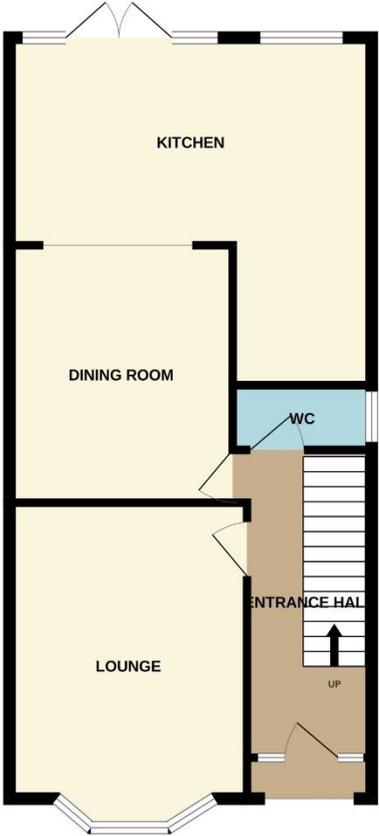
Located just a stroll away from Hadleigh High Street, you'll have easy access to a range of local amenities, including shops, supermarkets, and cafes. The property is also situated within excellent school catchments, including Hadleigh Infants and Juniors, making it an ideal choice for families with children. Hadleigh's historic castle and Hadleigh Country Park are also within easy reach. Offered with no onward chain, we would strongly advise viewing at your earliest convenience.

Find us on

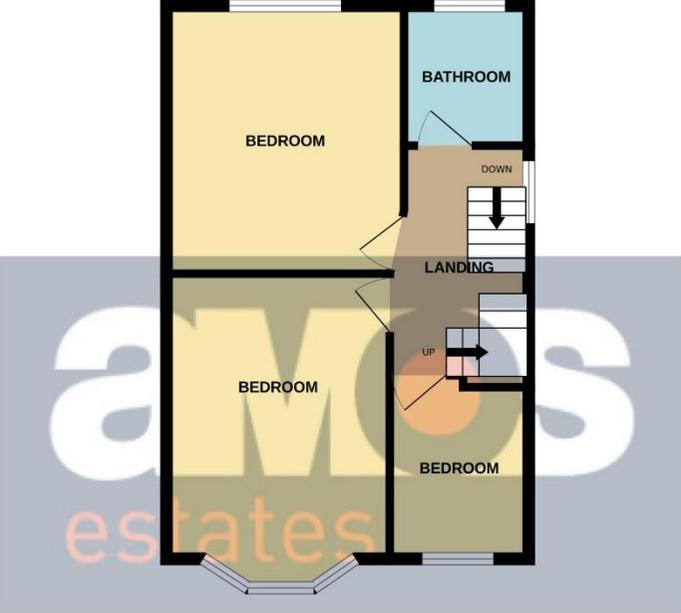


A space to call home.

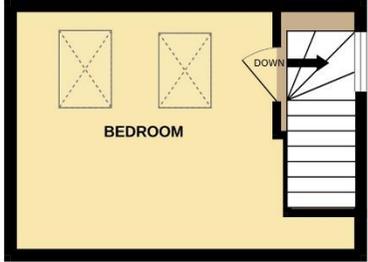
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Extended Four Bedroom Detached Family Home**
- / Three Floors Of Accommodation**
- / Two Reception Rooms**
- / Large Kitchen/Breakfast Room**
- / Ground Floor W.C**
- / Good Size Bedrooms**
- / Three Piece Family Bathroom Suite**
- / South Backing Rear Garden Measuring Approx. 80ft**
- / Off Street Parking To Front**
- / No Onward Chain**
- / Two Log Burners**
- / Gas Central Heating Via Combination Boiler**
- / Convenient Turning Within Hadleigh**
- / Hadleigh Infant & Junior School Catchment**
- / Walking Distance To High Street**



Composite entrance door with obscure double glazed windows adjacent opening to:

Entrance Hall \ Laminated flooring, radiator, carpeted stairs with timber balustrade leading to first floor, power points, thermostat control, understairs storage cupboard, doors to accommodation off.

Lounge 14'6 Into Bay x 10'11 \ Upvc double glazed bay window to front, laminated flooring, radiator, power points, T.V point, feature brick fireplace with slate hearth housing log burner.

Dining Room 11'10 x 10'4 \ Laminated flooring, radiator, smooth plastered ceiling, two feature stained glass windows to side, power points, feature brick fireplace with slate hearth housing log burner. Open plan to:

Kitchen/Diner 17' x 15'10 'L' Shaped Maximum Measurements \ Double bowl stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker with chimney style extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge/freezer, power points, smooth plastered and coved ceiling, tiled flooring, upvc double glazed window to rear with upvc double glazed french doors adjacent providing outlook and access to rear garden, breakfast bar facility, radiator.

Ground Floor W.C \ Two piece suite comprising push button w.c, wall hung wash basin with chrome controls and tiled splashback, wall mounted Vaillant combination boiler, tiled flooring, upvc obscure double glazed window to side, smooth plastered ceiling, radiator.

Landing \ Fitted carpet, upvc obscure double glazed window to side, carpeted stairs with timber balustrade leading to second floor, doors to accommodation off.





Bedroom One 14'5 Into Bay x 10'5 \ Upvc double glazed bay window to front, laminate flooring, radiator, power points, smooth plastered ceiling, feature fireplace.

Bedroom Two 11'10 x 10'8 Into Wardrobe Depth \ Upvc double glazed window to rear, laminate flooring, radiator, power points, smooth plastered ceiling, fitted wardrobes/storage cupboards.

Bedroom Three 8' x 6'5 \ Upvc double glazed window to front, radiator, laminate flooring, power points, smooth plastered ceiling.

Bathroom \ Three piece suite comprising panelled bath with shower over and tiled surround, pedestal wash basin, low flush w.c, upvc obscure double glazed window to rear, shaver point, heated towel radiator, smooth plastered ceiling, tiled effect flooring.

Second Floor \ Upvc obscure double glazed window to side, door leading to:

Bedroom Four 11'10 x 11'5 \ Fitted carpet, radiator, power points, two Velux windows, smooth plastered ceiling, eaves storage, T.V point.

Rear Garden \ The property benefits from a lovely south facing rear garden measuring approximately 80ft in depth. Commencing with area laid to patio whilst the remainder is mainly laid to established lawn with pathway adjacent leading to far rear, well stocked flowerbeds to either side, screen panelled fencing to borders, timber shed to far rear, outside tap, side access to front via timber gate.

Front Garden \ Attractive resin bound driveway providing off street parking.









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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.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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