

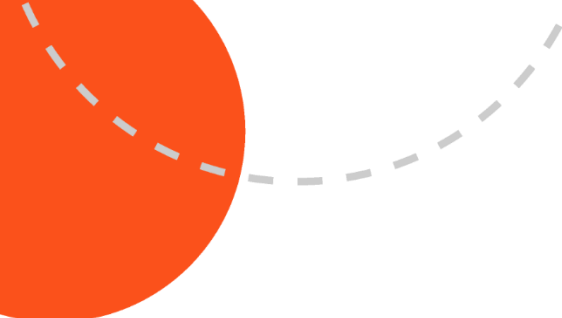


**Daws Heath Road, Hadleigh, Essex, SS7 2TA**

**Four bedroom detached house / Guide Price £625,000- £650,000 / t. 01702 555888**

**amos**





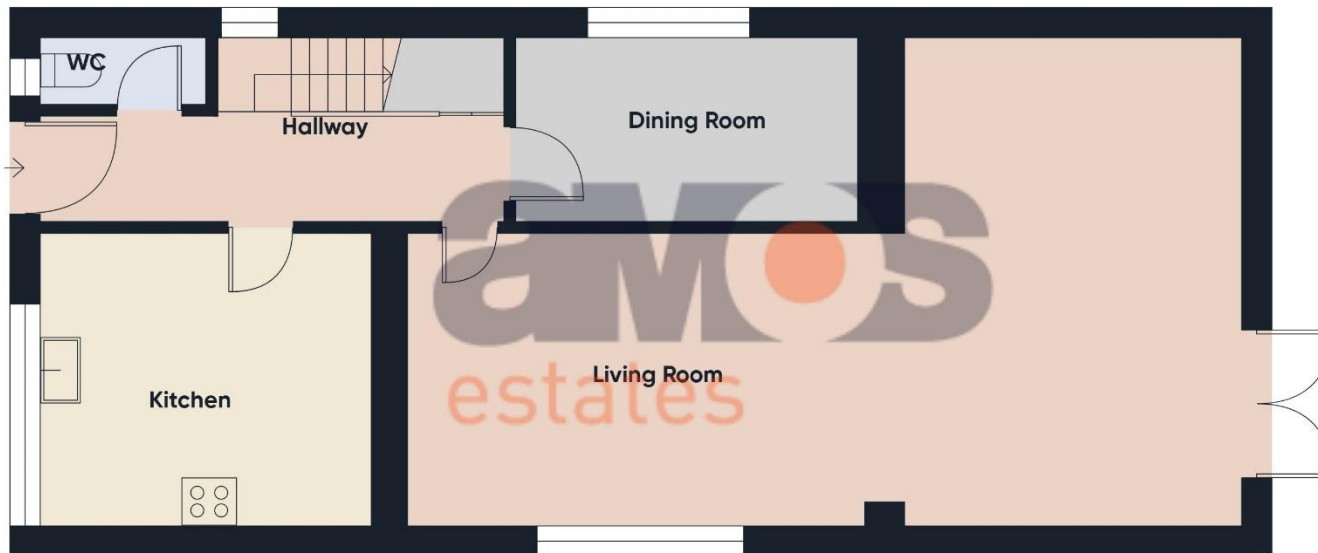
Set on a plot of approximately half an acre, this extended and deceptively spacious **four-bedroom** detached family home offers impressive living throughout. The property features generous reception rooms, a well-appointed kitchen and ground floor W.C. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. Externally, the home boasts a beautiful 'L'-shaped, south-facing rear garden measuring approximately 150ft in depth by 75ft at its widest point, providing privacy and seclusion. There is also a detached garage and ample off-street parking to front. The property is offered with no onward chain.

Ideally positioned on the highly sought-after Daws Heath Road, the home is just a short distance from local woodland and within easy reach of Hadleigh town centre and major transport links. Reputable schools are also close by, with the property falling within the catchment areas for Thundersley Primary School and The Deanes School. Early viewing is highly recommended.

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# A space to call home.



Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

1466 ft<sup>2</sup>

136.2 m<sup>2</sup>

(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

- \ Two Storey Extended Four Bedroom Detached Family Home
- \ Plot Of Approximately Half An Acre
- \ No Onward Chian
- \ South Facing Rear Garden Measuring Approx. 150ft x 75ft Max
- \ Spacious Reception Rooms
- \ Well Fitted Kitchen
- \ Ground Floor W.C
- \ Generous Size Bedrooms
- \ En-Suite To Master
- \ Family Bathroom Suite
- \ Garage & Ample Off Street Parking
- \ Rare Opportunity
- \ Close To Woods
- \ Desirable 'Daws Heath' Location
- \ Good School Catchments
- \ EPC Rating – D
- \ Council Tax Band - D

Attractive stained glass entrance door opening to entrance hall.

**Entrance Hall 16'10 x 6'10 Maximum \**

Wood effect flooring, radiator, power points, smooth plastered ceiling, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage cupboard, UPVC obscure double glazed window to side, doors to accommodation off.

**Lounge 30' x 17'10 Reducing To 10'9 \**

Wood effect flooring, two radiators, UPVC double glazed window to side, smooth plastered and coved ceiling, TV point, power points, two sets of UPVC double glazed French doors to rear leading to rear garden.

**Dining Room 12'6 x 6'11 \**

UPVC double glazed window to side, wood effect flooring, radiator, smooth plastered ceiling, power points.

**Kitchen 12'3 x 10'10 \**

Well fitted kitchen comprising double bowl sink with mixer tap and moulded drainer inset into a range of granite worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Neff double oven, inset Neff five ring gas hob with extractor above, integrated Neff dishwasher, integrated Neff washing machine, integrated fridge freezer, wood effect flooring, cupboard housing Vaillant combination boiler, smooth plastered ceiling with inset spotlights, radiator, UPVC double glazed window to front.







### **Ground Floor WC \**

Two piece suite comprising push button WC, vanity wash basin, chrome mixer tap and storage below, smooth plastered ceiling, UPVC obscure double glazed window to front, radiator.

### **Landing 18'6 x 8' Maximum \**

Fitted carpet, radiator, power points UPVC double glazed window to side, smooth plastered ceiling, loft access hatch, doors to accommodation off.

### **Bedroom One 22'4 x 9'10 \**

UPVC double glazed window to rear, fitted carpet, two radiators, power points, smooth plastered ceiling, Velux window, door to en-suite shower room.

### **En-Suite Shower Room 6'4 x 3'6 \**

Three piece suite comprising shower cubicle with drench style shower head above and tiled surround, push button WC, pedestal wash basin with chrome mixer tap, half tiled to remaining walls, wood effect flooring, smooth plastered ceiling with inset spotlights.

### **Bedroom Two 13'10 x 8'8 \**

UPVC double glazed window to front, fitted carpet, radiator, power points, TV point, smooth plastered ceiling.

### **Bedroom Three 10'4 x 9' \**

UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling, storage cupboard.





### **Bedroom Four 12'4 x 7'9 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, TV point smooth plastered ceiling.

### **Bathroom 9'10 x 6' \**

Luxury three piece suite comprising free standing claw foot bath with waterfall style mixer tap, vanity wash basin with chrome mixer tap and storage below, push button WC, half tiled to walls, heated towel radiator, smooth plastered ceiling with inset spotlights, wood effect flooring, Velux window.

### **Rear Garden \**

A beautiful 'L' shaped south facing rear garden measuring approximately 150ft deep x 75ft at its widest point offering privacy and seclusion. Mainly laid to established lawn, fencing to borders, side access to front via gate.

### **Front Garden \**

Driveway providing ample off street parking.

### **Garage \**

Detached garage with up and over door to front.







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