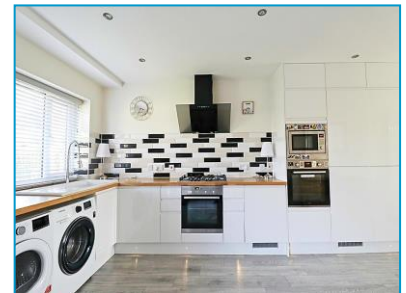




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Crescent Place, Hadleigh



Morgan Brookes believe - Situated within a quiet cul-de-sac location this superb detached home offers 5 good size bedrooms, modern fitted kitchen, separate dining room, large living room, well kept rear garden & is located only a short distance from transport links, shops & local schools ideal for the growing family.

Our Sellers love - Their much-loved family home of 15 years, thoughtfully extended from three to five bedrooms. Their son grew up here and built lasting friendships, and our daughter, born here, is now thriving at the same local school. Set in a peaceful, friendly neighbourhood with excellent transport links, this home has been at the heart of their family life and offers a warm, welcoming space for its next owners.

Key Features

- Exquisite 5 Bedroom Family Home.
- Quiet Cul De Sac Location.
- Ground Floor Cloakroom.
- Easy Reach Of Hadleigh Town Centre.
- Beautifully Fitted Kitchen.
- Call Morgan Brookes Today!
- Separate Dining Room.

**Guide Price £625,000-
£650,000**

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Crescent Place, Hadleigh

Entrance

Double glazed paneled door to:

Hallway

10' 10" x 4' 0" (3.30m x 1.22m)

Stairs to first floor, under stairs storage area, opening to Dining Area, doors to:

Ground Floor Cloakroom

Hand basin, low level WC.

Living Room

16' 5" x 11' 7" (5.00m x 3.53m)

Double glazed box bay window to front aspect, radiator, feature fireplace, wood effect laminate flooring, smooth ceiling, double doors to:

Dining Area

20' 2" x 12' 2" (6.14m x 3.71m)

Double glazed window to rear aspect, double glazed patio door to rear garden, radiator, built in storage cupboards, wood effect laminate flooring, smooth ceiling, opening to:

Kitchen

26' 4" x 7' 6" (8.02m x 2.28m)

Double glazed windows to front & rear aspects, radiator, range of fitted base & wall mounted units, square edge work surfaces incorporating sink & drainer unit, 5 point gas hob with extractor over, two integrated ovens, integrated microwave, integrated wine cooler, space and plumbing for appliances, wood effect laminate flooring, smooth ceiling incorporating downlights.

First Floor Landing

20' 10" x 4' 10" (6.35m x 1.47m)

Double glazed window to ? aspect, smooth ceiling incorporating downlights & loft access (partially boarded), carpet flooring, doors to:

Bedroom 1

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to rear aspect, radiator, fitted wardrobes, smooth ceiling incorporating downlights, carpet flooring, door to:



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

En-Suite

Obscure double glazed window to side aspect, corner shower cubicle, pedestal hand basin, low level WC, stainless steel heated towel rail, complimentary part tiling to walls, smooth ceiling, tiled flooring.

Bedroom 2

12' 5" nt 8'3" x 8' 1" (3.78m nt 2.51m x 2.46m)

Double glazed window to front aspect, radiator, fitted wardrobes, smooth ceiling, laminate wood flooring.

Bedroom 3

10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to rear aspect, radiator, fitted bedroom furniture, smooth ceiling, laminate wood flooring.

Bedroom 4

12' 5" x 8' 1" (3.78m x 2.46m)

Double glazed window to front aspect, radiator, smooth ceiling, laminate wood flooring.

Bedroom 5

9' 2" x 8' 5" (2.79m x 2.56m)

Double glazed window to front aspect, radiator, fitted wardrobes, smooth ceiling, laminate wood flooring.

Bathroom

8' 9" x 7' 9" (2.66m x 2.36m)

Obscure double glazed window to rear aspect, built in storage cupboard, paneled Pea shaped bath with raised shower system & glass shower screen, low level WC, pedestal hand basin, complimentary tiling to walls, stainless steel heated towel rail, smooth ceiling incorporating downlights, tiled flooring.

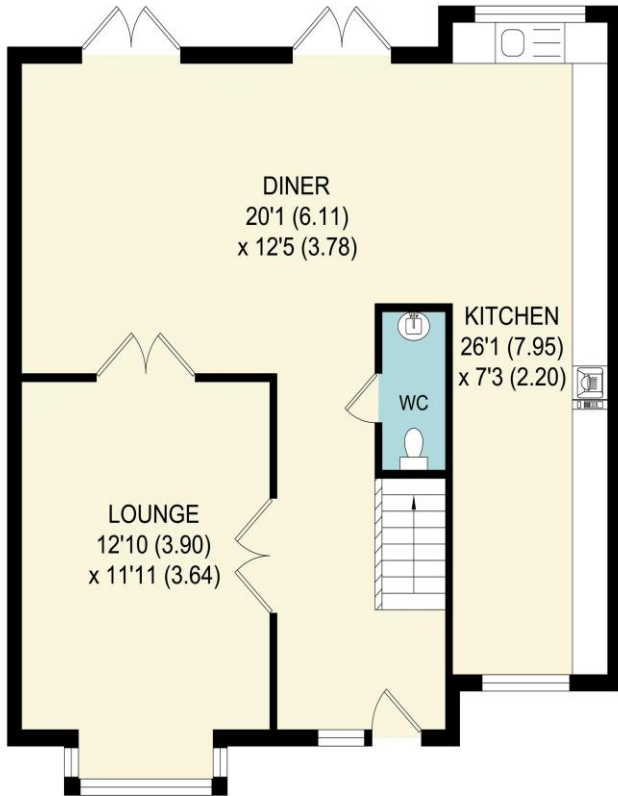
Rear Garden

Paved seating area to immediate rear and side of the property, the remainder being laid to lawn with various flower beds, shrubs & trees. Side access gate.

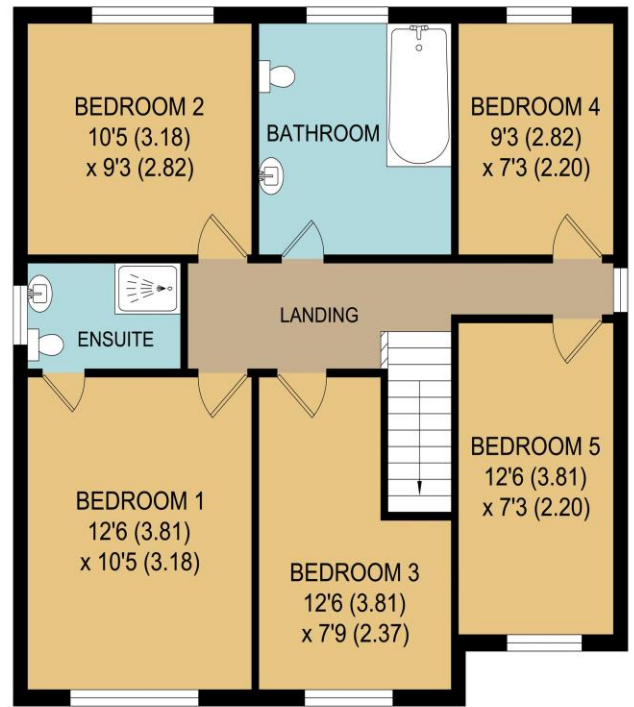
Front Of Property

Block paved driveway offering off street parking for up to 3 vehicles.





Ground Floor
Approximate Floor Area
745.93 sq. ft
(69.30 sq. m)



First Floor
Approximate Floor Area
710.41 sq. ft
(66.00 sq. m)

Total Approximate Floor Area
1456.35 sq. ft
(135.30 sq. m)