



Westwood Gardens, Hadleigh, Essex, SS7 2SH

Four bedroom semi-detached house / **Guide Price** £475,000 - £500,000 / t. 01702 555888



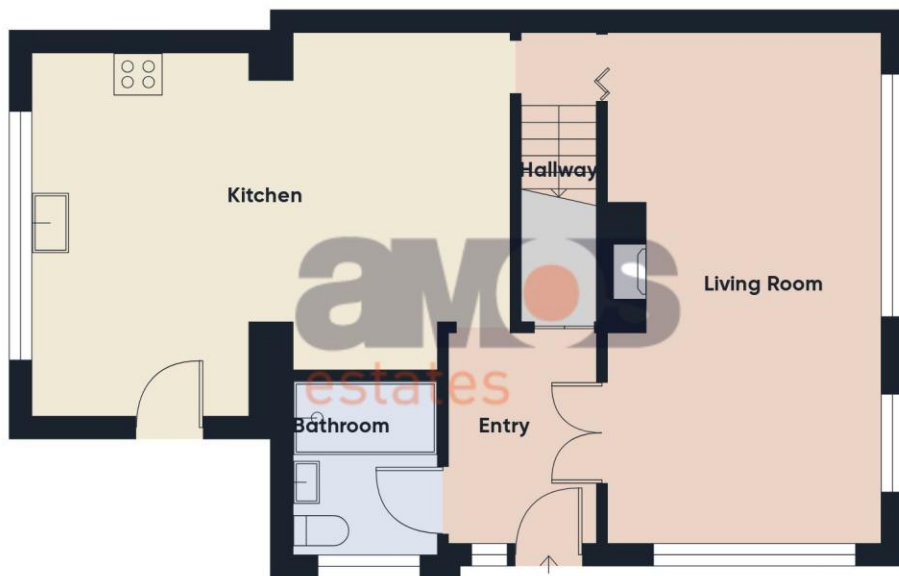
Situated on the ever popular 'Westwood Estate' within Hadleigh is this extended **four bedroom** semi detached family home. Boasting large lounge, spacious open plan kitchen/diner and luxury ground floor shower room together with well proportioned bedrooms and a family bathroom to the first floor. Outside there is a beautifully landscaped rear garden with substantial garden room, further outbuilding, storage facility and ample off street parking to front.

Ideally located just moments from picturesque woodland walks, the home is also within easy walking distance of John Burrows Playing Fields and Hadleigh Town Centre, with its excellent selection of shops, amenities, cafés, and supermarkets. A range of highly regarded local schools are nearby, including being within the catchment area for Westwood Academy and the Deanes school.

Early viewing is highly recommended.

Find us on





Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

**A space to
call home.**

Approximate total area⁽¹⁾

1425 ft²

132.4 m²

(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.

GIRAFFE360



Highlights

- \ **Extended Four Bedroom Semi Detached Family Home**
- \ **Good Size Lounge**
- \ **Well Fitted Kitchen/Diner**
- \ **Luxury Ground Floor Shower Room**
- \ **Well Proportioned Bedrooms**
- \ **First Floor Family Bathroom**
- \ **Beautifully Landscaped Rear Garden**
- \ **Substantial Garden Room Ideal For A Variety Of Purposes**
- \ **Outbuilding**
- \ **Storage Facility**
- \ **Ample Off Street Parking**
- \ **Gas Central Heating**
- \ **Highly Desirable Westwood Estate**
- \ **Stones Throw From Woodland**
- \ **Walking Distance To Hadleigh Town & John Burrows Park**
- \ **Westwood Academy & Deanes Academy School Catchments**
- \ **Council Tax Band – C**



Composite entrance door with obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall **

Wood effect flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, thermostat control, radiator, understairs storage cupboard, doors to accommodation off.

**Lounge 20'10 x 11'1 **

uPVC double glazed window to front and side, wood effect flooring, two radiators, power points, smooth plastered and coved ceiling, TV point, feature fireplace housing log burner, further doors to and from inner hallway.

**Kitchen Diner 18'11 x 14'6 Reducing to 13'4 **

Comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Lamona double oven and microwave, inset Bosch four ring induction hob with extractor above, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tall fridge freezer, power points, tiled splashbacks, wood effect flooring, radiator, smooth plastered and coved ceiling, inset spotlights, skylight, uPVC double glazed window to rear, doorway to and from inner hallway, stairs leading to first floor.

**Ground Floor Shower Room 7'0 x 5'9 **

Stunning three piece suite comprising large walk in shower cubicle with drench style shower head above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, heated towel radiator, tiled walls and flooring, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.





**Landing **

Fitted carpet, smooth plastered and coved ceiling with inset spotlights, loft access hatch, doors to accommodation off.

**Bedroom One 11'11 x 11'2 **

uPVC double glazed window to front, fitted carpet, radiator, power points, coved ceiling, airing cupboard housing emersion tank and shelving.

**Bedroom Two 11'10 x 9'2 **

uPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling.

**Bedroom Three 8'7 x 8'2 **

uPVC double glazed windows to front and side, fitted carpet, radiator, power points, coved ceiling.

**Bedroom Four 9'2 Into Wardrobe Depth x 8'8 **

uPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, fitted wardrobes.

**Bathroom 6'2 x 5'4 **

Three piece suite comprising panelled bath with chrome controls, pedestal wash basin with chrome controls, push button WC, tiled walls and flooring, uPVC obscure double glazed window to side, heated towel radiator, smooth plastered ceiling with inset spotlights.





Rear Garden \

Beautifully landscaped rear garden commencing with a large expanse of patio providing outside seating/entertaining facility with further part covered area which as a timber gate providing side access and outside storage unit, power points, well stocked flower beds, fencing to borders, outside tap, timber shed, access to garden room and outbuilding.

Garden Room 19'8 x 11'2 \

Excellent facility which can be used for a variety of purposes, fitted carpet, smooth plastered ceiling, uPVC double glazed windows to rear and side, double glazed French doors to side leading to rear garden, power points, radiator, TV point, door to storage facility.

Storage Facility 8'2 x 7'6 \

Up and over door to front, power and light connected.

Outbuilding \

Upvc double glazed French doors, power and light connected.

Front Garden \

Large block paved driveway providing ample off street parking.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. 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.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.











at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com