

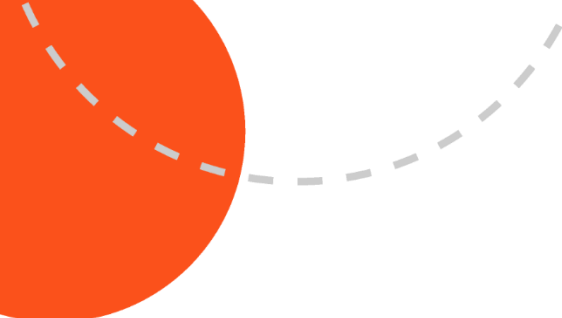


Elm Road, Hadleigh, Essex, SS7 2AH

3-bedroom terraced house / Price £375,000 / t. 01702 555888

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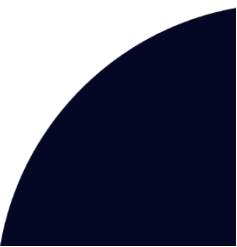
Tucked away in a quiet cul-de-sac in the heart of Hadleigh, this charming **three bedroom** family home is beautifully presented throughout and offers spacious, well-appointed accommodation ideal for modern family living.

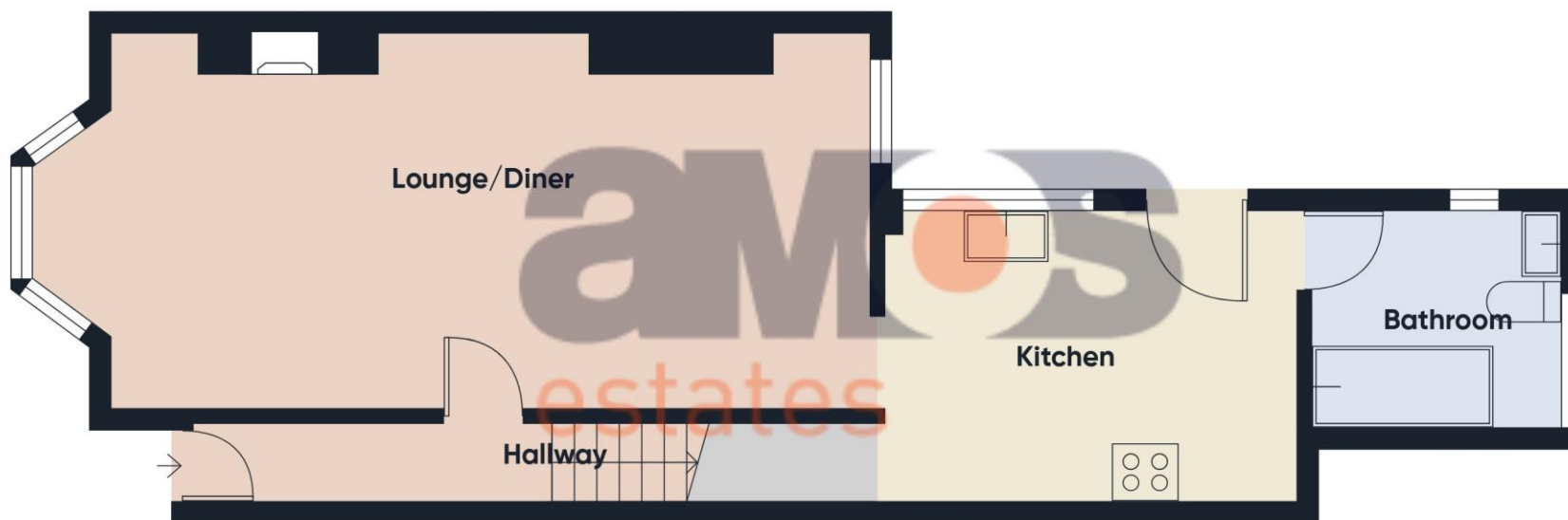
The property features a generous lounge/diner, well fitted kitchen and a luxurious ground floor bathroom, complemented by three well-proportioned bedrooms and a beautifully landscaped rear garden. Additional benefits include UPVC double glazing throughout, gas central heating via a combination boiler and an attractive outlook across open fields.

Ideally located, the property is just a short stroll from Hadleigh Castle, Hadleigh Country Park, and Hadleigh Town, where you'll find an excellent selection of shops, cafés, restaurants and everyday amenities. Families will also appreciate the superb choice of nearby schools, with the property falling within the sought-after Hadleigh Infant and Junior Schools and King John School catchment areas.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

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Ground Floor



First Floor

**A space to
call home.**

Approximate total area⁽¹⁾

857 ft²

79.7 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.

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Highlights

- \ Charming Three Bedroom Terraced Family Home
- \ Spacious Lounge/Diner
- \ Well Fitted Kitchen
- \ Modern Ground Floor Bathroom
- \ Generous Size Bedrooms
- \ Landscaped Rear Garden With Rear Access
- \ Attractive Outlook
- \ Gas Central Heating Via Combination Boiler
- \ Upvc Double Glazing Throughout
- \ Quiet Cul De Sac
- \ Hadleigh Infant/Junior & King John School Catchments
- \ Walking Distance To Hadleigh Castle, Hadleigh Country Park & Hadleigh Town
- \ EPC Rating – D
- \ Council Tax Band - C





Attractive composite entrance door opening to entrance hall.

**Entrance Hall **

Welcome mat, fitted carpet, radiator, carpeted stairs with timber balustrade leading to first floor, door to lounge diner.

**Lounge Diner 25'0 x 11'4 **

uPVC double glazed bay window to front, fitted carpet, two radiators, feature fireplace with timber mantle, power points, USB charging points, TV point, uPVC double glazed window to rear, smooth plastered and coved ceiling, display storage units, doorway to kitchen.

**Kitchen 12'0 x 8'10 **

Well fitted kitchen comprising double bowl sink and drainer unit with extendable mixer tap inset into a range of roll edge worktops with cupboard and drawers beneath and matching eye level units, integrated Electrolux double oven, space and plumbing for a washing machine, tumble dryer and dishwasher, inset four ring gas hob with chimney style extractor above, tiled splashbacks, power points, understairs storage, space for a tall fridge freezer, smooth plastered ceiling with inset spotlights, uPVC double glazed window to side with door adjacent leading to rear garden, door to bathroom.

**Bathroom 7'5 x 6'9 **

Luxury three piece suite comprising panelled bath with chrome controls and drench style shower head above, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled flooring, partly tiled walls, radiator, uPVC obscure double glazed window to side and rear, smooth plastered ceiling with inset spotlights.





Landing \

Fitted carpet, smooth plastered ceiling, loft access hatch with dropdown ladder which we understand is fully boarded, doors to accommodation off.

Bedroom One 14'5 x 11'2 \

uPVC double glazed window to front with attractive outlook, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Two 11'11 x 9'0 \

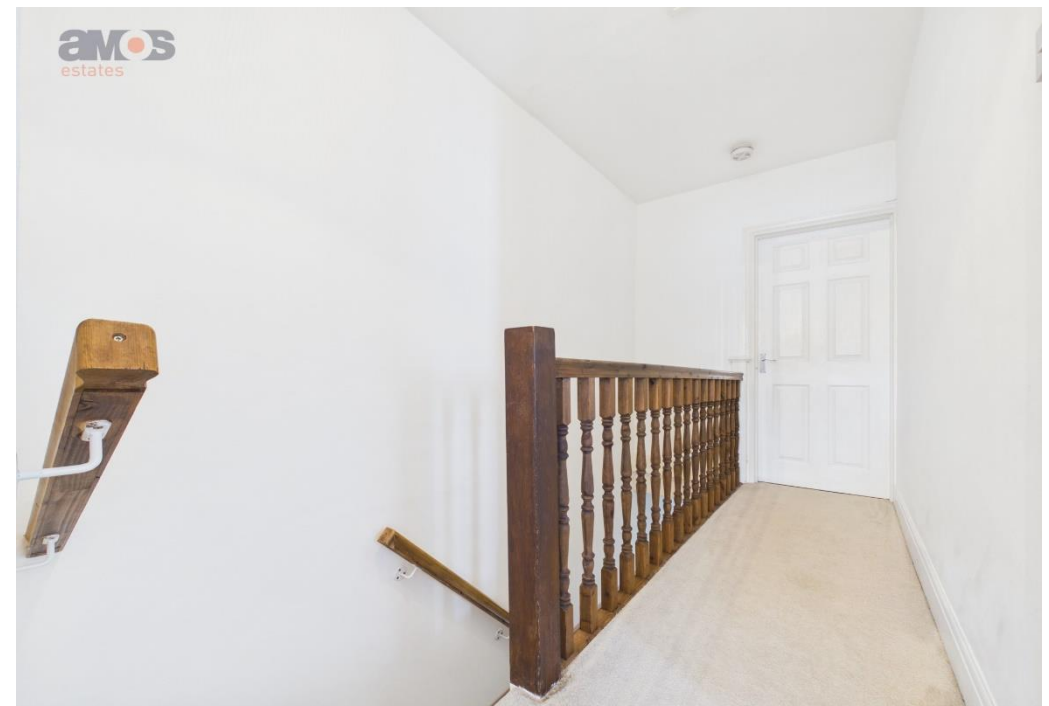
uPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Three 11'0 x 8'8 \

uPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, cupboard housing Vaillant combination boiler.

Rear Garden \

Commencing with attractive patio with decking and established lawn adjacent, further expanse of decking to far rear, outside tap, timber shed, timber gate to rear providing rear access.









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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.

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