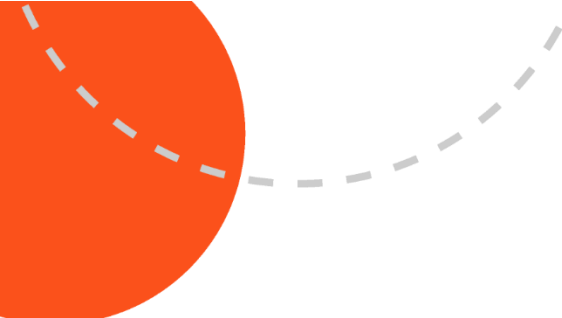




Elm Road, Hadleigh, Essex, SS7 2AH

4 Bed End Terrace House / **Guide Price** £425,000 - £450,000 / t. 01702 555888

amos



Set over three floors is this deceptively spacious four bedroom family home, tucked away in this popular cul de sac within the heart of Hadleigh. Boasting two reception rooms, well fitted kitchen and modern ground floor bathroom together with **three generous size bedrooms** to the first floor and large master bedroom with Jack and Jill ensuite to the second floor. Outside there is good size rear garden measuring approximately 60ft in depth with garage and rear vehicular access. Also benefiting from lovely outlook over 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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call home.**



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 misstatement. 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

- | Good Size Four Bedroom End Terraced Family Home
- | Set Over Three Floors
- | Two Reception Rooms
- | Modern Fitted Kitchen
- | Ground Floor Bathroom
- | Generous Size Bedrooms
- | Jack & Jill En-Suite To Master
- | Rear Garden measuring Approx. 60ft
- | Garage With Rear Vehicular Access
- | Quiet Cul De Sac
- | Attractive Outlook
- | Hadleigh Infant/Junior & King John School Catchments
- | Walking Distance To Hadleigh Town & Hadleigh Castle
- | Must Be Viewed
- | EPC Rating – C
- | Council Tax Band – C

Composite entrance door opening to lounge.

**Lounge 14'4 x 11'1 **

Double glazed bay window to front, laminate flooring, radiator, power points, feature fireplace, T.V point, carpeted stairs leading to first floor, doorway to:

**Dining Room 11'5 x 11'1 **

uPVC double glazed window to rear, laminate flooring, radiator, power points, coved ceiling, understairs storage cupboard, door to kitchen.

**Kitchen 12'0 x 8'9 **

Modern fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, space for a tall fridge freezer, space and plumbing for washing machine, space and plumbing for a dishwasher, tiled splashbacks, double glazed window to side with door adjacent leading to rear garden, cupboard housing combination boiler, coved ceiling, door to ground floor bathroom.

**Ground Floor Bathroom 8'8 x 5'10 **

Three piece suite comprising panelled bath with drench style shower head above, separate handheld attachment and tiled surround, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled flooring, obscure double glazed window to side and rear, smooth plastered ceiling, extractor, heated towel radiator.

**Landing 12'0 x 5'6 **

Fitted carpet, smooth plastered ceiling with inset spotlights, power points, carpeted stairs with timber balustrade leading to second floor, doors to accommodation off.



**Bedroom Two 14'6 x 11'2 **

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

**Bedroom Three 11'11 x 8'11 **

Double glazed window to rear, fitted carpet, radiator, power points.

**Bedroom Four 11'2 x 8'7 **

Double glazed window to rear, fitted carpet, smooth plastered and coved ceiling, radiator.

**Second Floor Landing **

Fitted carpet, double glazed window to rear, smooth plastered ceiling with inset spotlights, door to bedroom one and jack and jill en-suite.

**Bedroom One 14'8 Maximum x 12'3 **

Fitted carpet, two Velux windows, smooth plastered ceiling with inset spotlights, eaves storage, radiator, power points, door to and from en-suite jack and jill shower.

**Jack And Jill En-Suite **

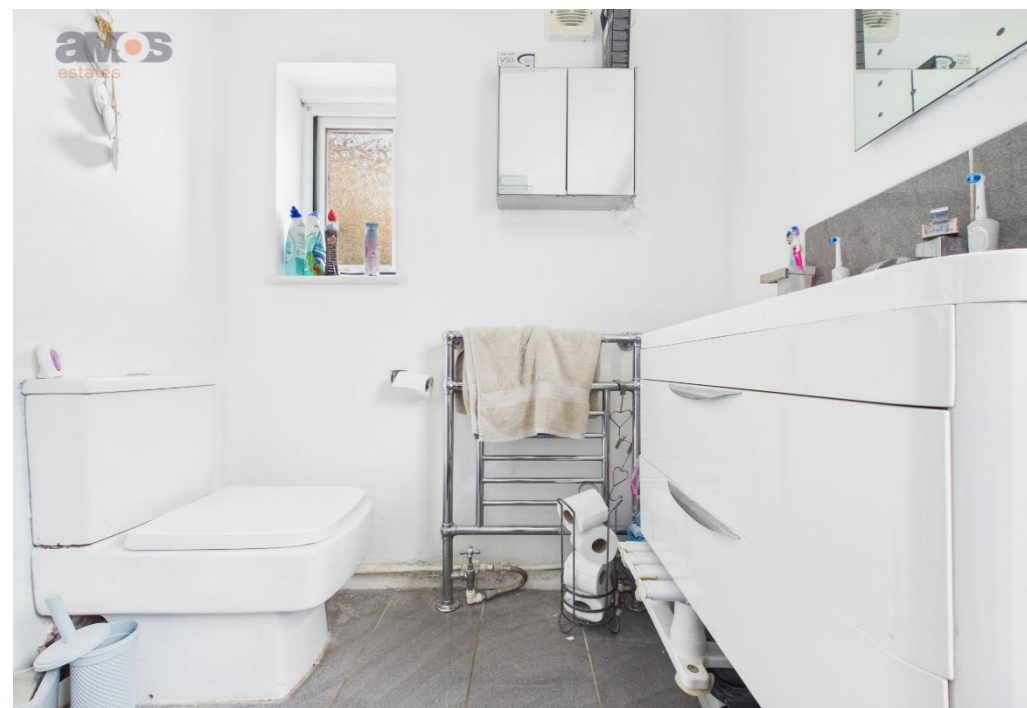
Two piece suite comprising large shower cubicle with drench style shower head above, separate handheld attachment and tiled surround, tiled flooring, heated towel radiator, pedestal wash basin with chrome mixer tap, shaver point, obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor.

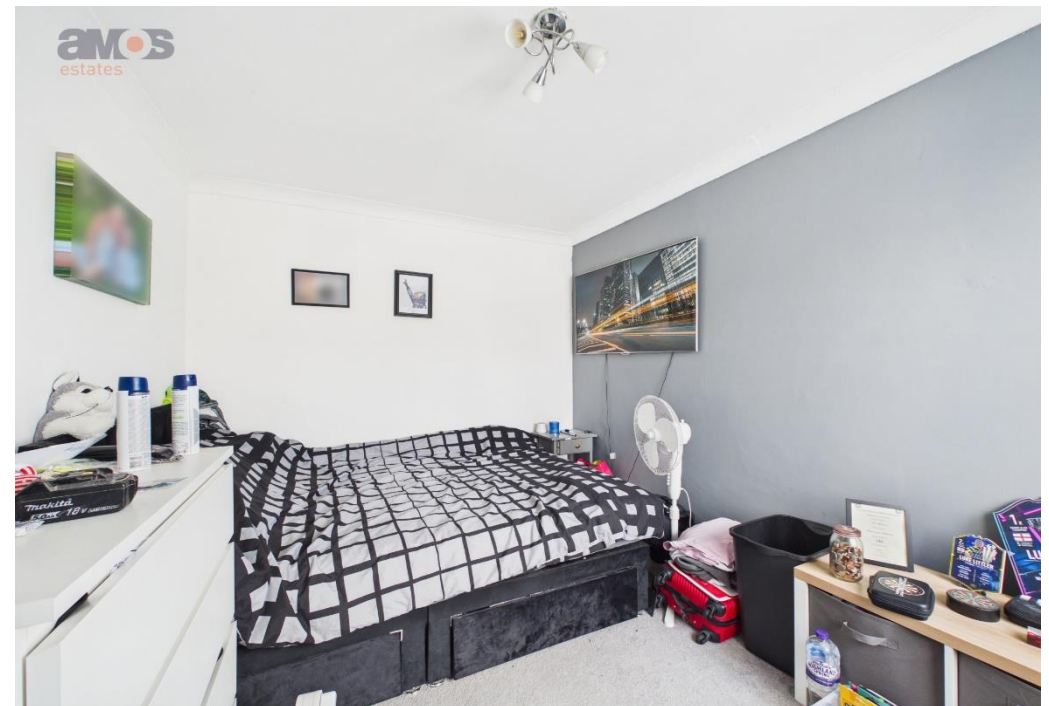
**Rear Garden **

Measuring approximately 60ft in depth. Commencing with patio whilst the remainder is mainly lawned, fencing to borders, outside tap, side access to front via timber gate, rear timber gate, access to:

**Garage **

Personal door to and from garden, double doors to rear.











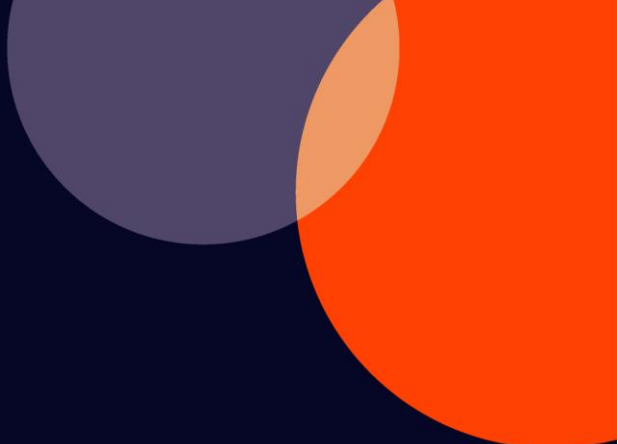
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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