



Burlington Gardens, Hadleigh, Essex, SS7 2JL

3 bed detached house / O.I.E.O £625,000 / t. 01702 555888



Finished to an exceptional standard, this extended **three bedroom** detached family home is ideally positioned in one of Hadleigh's most sought after turnings. The property offers bright and spacious accommodation throughout, featuring a large lounge with a log burner, a stunning open plan kitchen/family room, separate utility room and a ground floor WC. Upstairs, you'll find generous size bedrooms complemented by a modern family bathroom.

Externally, the home continues to impress with a beautifully landscaped rear garden, a converted garage now providing excellent storage along with an impressive bar/studio and a summer cabin. To the front, there is ample off-street parking.

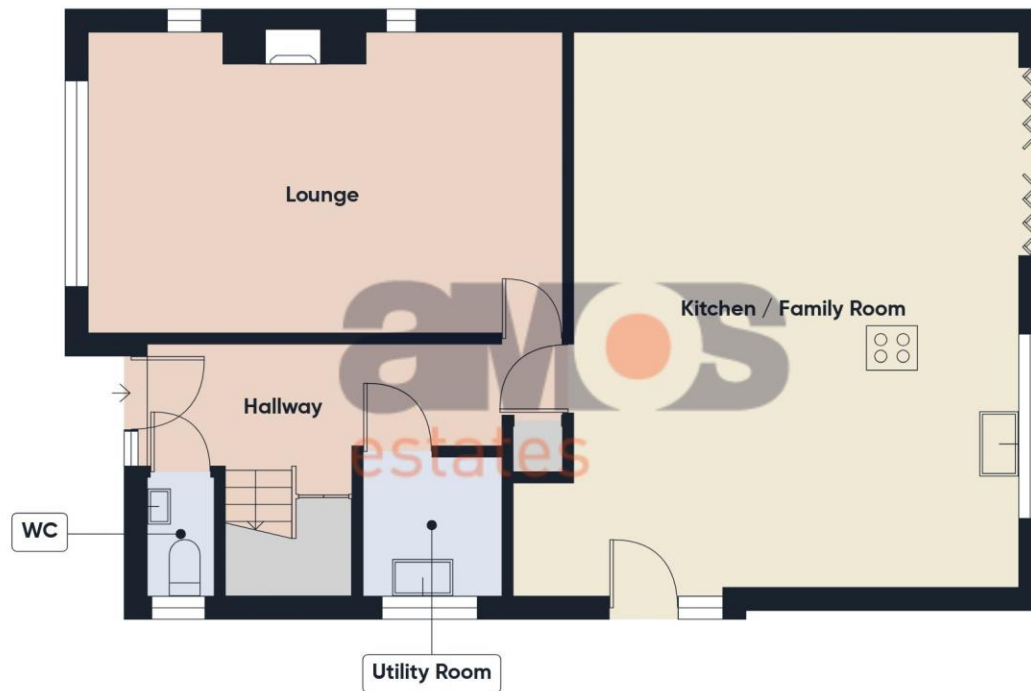
Tucked away within the quiet yet highly convenient Burlington Gardens on the Hadleigh/Leigh borders, the property is within easy reach of local woodland, Hadleigh Town Centre and Leigh mainline station, offering direct links into London Fenchurch Street. The home also falls within the catchment area for highly regarded Hadleigh Infant and Junior Schools.

Early viewing is highly recommended to fully appreciate this immaculate family home.

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**A space to
call home.**



Approximate total area⁽¹⁾

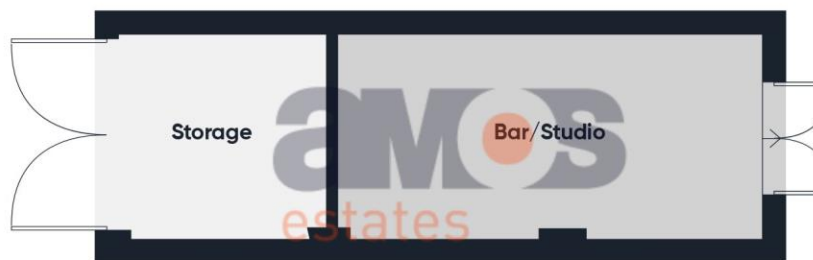
1432 ft²

133 m²

Reduced headroom

9 ft²

0.8 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

- \ **Extended Three Bedroom Detached Family Home**
- \ **Beautifully Presented Accommodation**
- \ **Large Lounge With Log Burner**
- \ **Stunning Family Room Incorporating Luxury Fitted Kitchen**
- \ **Utility Room**
- \ **Ground Floor WC**
- \ **Good Size Bedrooms**
- \ **Modern Family Bathroom Suite**
- \ **Landscaped Rear Garden**
- \ **Garage Converted Into Bar/Studio & Storage Facility**
- \ **Ample Off Street Parking**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Upvc Double Glazing Throughout**
- \ **Quiet Yet Convenient Turning**
- \ **Hadleigh/Leigh Borders**
- \ **Close To Woods & Hadleigh Town**
- \ **Easy Reach Of Leigh Station**
- \ **Excellent School Catchments**
- \ **EPC Rating – C**
- \ **Council Tax Band - D**





Attractive composite entrance door with UPVC obscure double glazed leadlight window adjacent opening to entrance hall.

**Entrance Hall **

Tiled effect flooring, radiator, smooth plastered ceiling, power points, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage cupboard housing meters, further storage cupboard, doors to accommodation off.

**Lounge 18'5 x 12'1 **

UPVC double glazed window to front with shutters to remain, fitted carpet, radiator, power points, TV point, UPVC obscure double glazed leadlight windows to side, attractive feature fireplace housing log burner with slate hearth.

**Family Room Incorporating Kitchen 21'5 x 17'5 **

Stunning open plan family room incorporating a beautiful kitchen comprising sink and moulded drainer with mixer tap inset into quartz worktops with cupboards and drawers beneath and matching eye level units, inset AEG induction hob with touch control extractor, integrated fridge freezer, integrated dishwasher, integrated oven and integrated Neff microwave, integrated wine chiller, concealed bin unit, cupboard housing combination boiler, breakfast bar facility with further storage below, three radiators, bi-folding doors to rear elevation leading to rear garden with remote control blinds to remain, UPVC double glazed window to rear with remote control shutters to remain, UPVC window to side with UPVC double glazed door leading to sideway, smooth plastered ceiling with inset spotlights, roof lantern, power points.

**Utility Room 5'8 x 5'5 **

Sink with chrome mixer tap inset into a range of roll edge worktop with storage below, space and plumbing for a washing machine, UPVC obscure double glazed window to side, smooth plastered ceiling, tiled effect flooring, power points.





**Ground Floor WC 4'9 x 2'9 **

Modern two piece suite comprising push button WC, wall hung wash basin with chrome mixer tap and tiled splashback, UPVC obscure double glazed window to side, tiled effect flooring.

**Landing **

Fitted carpet, smooth plastered ceiling, loft access hatch, UPVC obscure double glazed window to side at half landing with white shutters to remain, eaves storage cupboard, power points, doors to accommodation off.

**Bedroom One 13'2 x 12'2 **

UPVC double glazed window to front with shutters to remain, fitted carpet, smooth plastered ceiling, power points, radiator.

**Bedroom Two 12'2 x 10'3 Plus Recess **

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

**Bedroom Three 9'11 x 9'2 **

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

**Bathroom 6'10 x 6'2 **

Modern three piece suite comprising panelled bath with drench style shower head above and separate handheld attachment, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, under floor heating, heated towel radiator, UPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights.





**Rear Garden **

Beautifully landscaped rear garden commencing with large expanse of patio which continues to the side, established central lawn with flower beds adjacent, pathway leading to far rear with further patio area adjacent to the bar, outside power point, outside tap, side access to front via timber gate with further large sideway to other side with access to front via double timber gates, outside lighting, summer cabin to far rear measuring approximately 12'8 x 9', access to garage which has been converted into two areas as follows.

**Bar / Studio 16'5 x 8'3 **

UPVC double glazed French doors, laminate flooring, power points, smooth plastered ceiling with inset spotlights, bar facility.

**Storage Facility 8'9 x 8'2 **

Double doors to front, power and light connected, smooth plastered ceiling.

**Front Garden **

Attractively paved driveway providing ample off street parking.





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