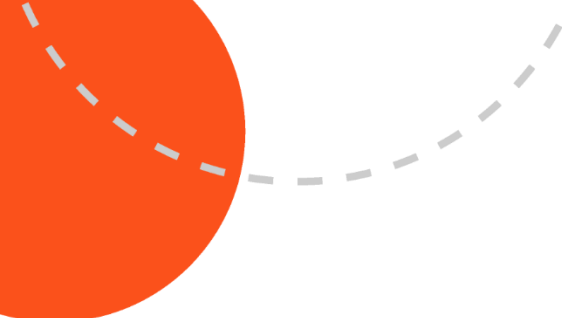




Church Road, Hadleigh, Essex, SS7 2HA

3/4 bedroom semi-detached chalet bungalow / **Guie Price** £375,000 - £400,000 / t. 01702 555888

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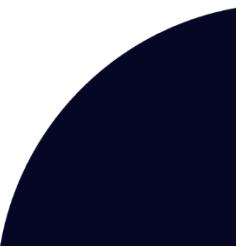


Deceptively spacious and versatile, this **three/four bedroom** semi-detached home occupies a popular and convenient position in the heart of Hadleigh. Offering flexible accommodation throughout, the property comprises a lounge/diner, modern fitted kitchen, two good-sized ground floor bedrooms which could alternatively provide additional reception space and a family bathroom, together with two further bedrooms or study to the first floor.

Externally, the property benefits from a secluded south facing rear garden extending to approximately 70ft in depth, complete with useful storage facility, while the front provides off-street parking.

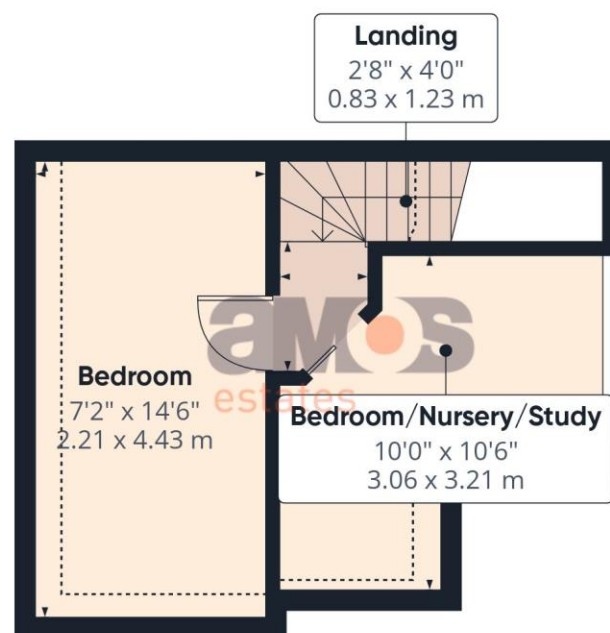
Ideally situated for a range of local amenities and leisure facilities, the property is within easy reach of surrounding woodland, parks, Hadleigh Castle and Hadleigh Town Centre, which offers an excellent selection of shops, cafés and supermarkets. The area is also well served by highly regarded local schools, with the property falling within the catchment areas for Hadleigh Infant and Junior Schools.

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Ground Floor



First Floor

**A space to
call home.**

Approximate total area⁽¹⁾

881 ft²

82 m²

Reduced headroom

35 ft²

3.2 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.

GIRAFFE360





Highlights

- \\ Versatile Three/Four Bedroom Semi Detached Chalet Bungalow
- \\ Good Size Lounge/Diner
- \\ Modern Fitted Kitchen
- \\ Two Ground Floor Bedrooms (or further receptions)
- \\ Three Piece Bathroom Suite
- \\ Bedroom & Study/Nursery/Bedroom To First Floor
- \\ South Facing Rear Garden Measuring Approx. 70ft
- \\ Off Street Parking
- \\ Popular & Convenient Location
- \\ Excellent School Catchments
- \\ Walking Distance To Hadleigh Town
- \\ Easy Reach of Transport Links
- \\ Local Woods, Parks & Hadleigh Castle Nearby
- \\ EPC Rating – E
- \\ Council Tax Band - C



Composite entrance door opening to entrance hall.

**Entrance Hall **

Wood effect flooring, radiator, smooth plastered ceiling, wall mounted consumer unit and electric meter, power points, doors to accommodation off.

**Lounge/Diner 16'7 x 12'5 **

Wood effect flooring, radiator, power points, TV point, double glazed window to rear, carpeted stairs with timber balustrade leading to first floor accommodation, doorway to kitchen.

**Kitchen 13'1 x 9'5 **

Modern fitted kitchen comprising double bowl sink with extendable mixer tap inset into a range of attractive worktops with high gloss cupboards and drawers beneath and matching eye level units, space and plumbing for a washing machine, integrated Hotpoint oven with four ring induction hob above and extractor over, integrated dishwasher, space for concealed fridge freezer, breakfast bar facility, tiled flooring, smooth plastered ceiling with inset spotlights, double glazed windows to side and rear, double glazed door to rear leading to rear garden, integrated speaker system.

**Ground Floor Bedroom One 14'10 x 9'10 **

Double glazed bay window to front, wood effect flooring, radiator, power points.

**Ground Floor Bedroom Two 13'2 x 10'5 **

Double glazed bay window to front, attractive panelling, smooth plastered ceiling, wood effect flooring, radiator, power points, built in bay window seat/storage.

**Ground Floor Bathroom 7'2 x 6'7 **

Three piece suite comprising vanity wash basin with chrome mixer tap and storage below, push button WC, panelled bath with shower over, coved ceiling, partly tiled walls, heated towel radiator, obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor, wood effect flooring, cupboard housing Worcester boiler, integrated speaker system.





**Landing **

Fitted carpet, Velux window, doors to accommodation off.

**Bedroom Three 14'6 x 7'2 **

Fitted carpet, Velux window, radiator, eaves storage, smooth plastered ceiling.

**Bedroom Four/Nursery/Study 10'6 x 10' 'L' Shaped Maximum Measurements **

Double glazed window to rear, partly carpeted part wood effect flooring, fitted wardrobes, smooth plastered ceiling, radiator, power points.

**Rear Garden **

A secluded south facing rear garden measuring approximately 70ft in depth. Commencing with decking providing outside seating facility, remainder laid to established lawn and hardstanding to far rear, well stocked flowerbeds, timber shed, fencing to borders, outside tap, side access to front via gate, access to:

**Storage Facility **

Power and light connected, double glazed window to side, double glazed door to front.

**Front Garden **

Block paved driveway providing off street parking for two vehicles with EV car charger to remain.









PLEASE NOTE:-

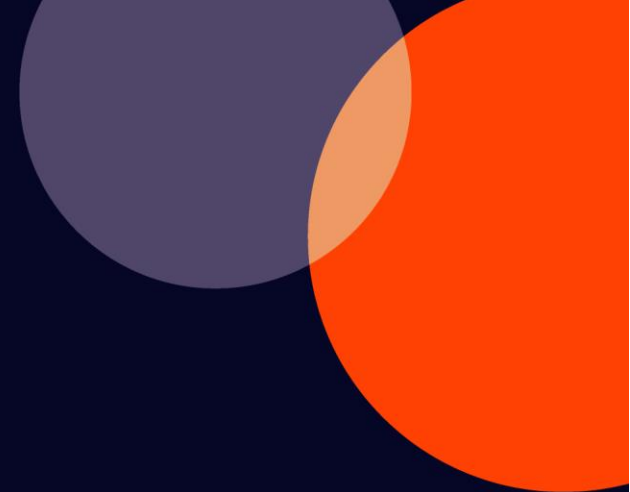
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide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







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