



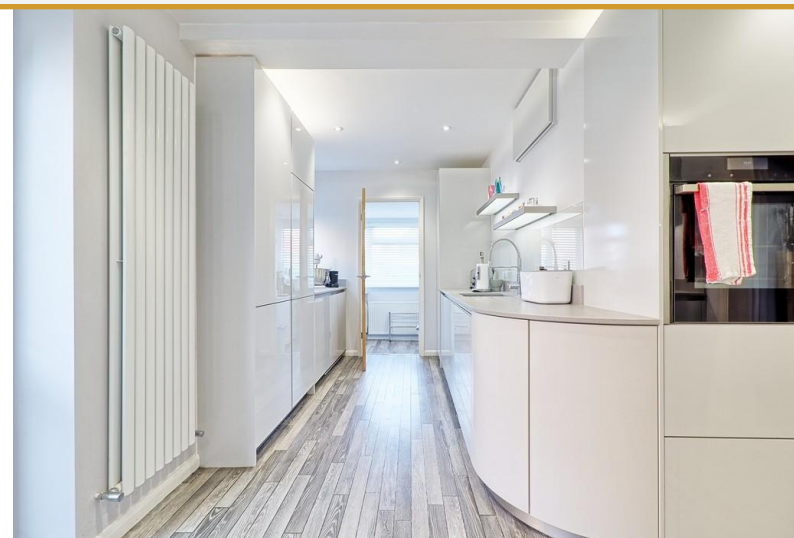
BROWN & BRAND



New Road
Hadleigh, SS7 2RL

- Well Presented Three Bedroom Semi Detached Family Home
- Close Proximity to Hadleigh Town Centre and Shops
- South Facing Rear Garden
- Modern Fitted Kitchen with Appliances

£475,000





This beautifully maintained three-bedroom semi-detached house is ideally located just a short stroll from Hadleigh Town Center. Situated near reputable schools and well-connected bus routes.

As you enter, you are welcomed by a spacious hallway leading to a modern two-piece downstairs cloakroom. The heart of the home is the modern kitchen, boasting sleek Silestone worktops and integrated appliances, complemented by a separate utility room for added convenience. The bright and airy dining room/lounge at the rear of the property opens out onto a south-facing garden through, providing a perfect blend of indoor and outdoor living.

Upstairs, you'll find three generously sized bedrooms offering a spacious landing and a four-piece family bathroom, offering comfort and space for the entire family.

Externally, the property features an independent driveway with ample parking space. The rear garden, which is unoverlooked for added privacy. It includes a decked seating area directly accessible from the house, another decked area at the garden's end, and a charming cabin retreat complete with heating and power – ideal for a home office, gym, or relaxation space.

This property is truly a rare find and is sure to attract significant interest. Early viewings are highly recommended to avoid disappointment.

Contact us today to arrange your appointment



ACCOMMODATION

Approached via composite entrance door with decorative glass inserts and opaque glass side panels giving access through to:

ENTRANCE HALL

Spacious entrance hallway with Karndean wood effect flooring. Radiator. Smooth plastered ceiling. Carpeted stairs leading to first floor. Oak wooden doors to all rooms giving access through to:

DOWNSTAIRS CLOAKROOM

Fitted in a modern two piece suite comprising wash hand basin inset to vanity unit with mixer tap over. W/C with concealed cistern. Karndean wood effect flooring. Half tiled walls. Ladder style towel rail/radiator. Smooth plastered ceiling with inset spotlights. Obscure UPVC double glazed window to front.

STORAGE CUPBOARD

Walk in storage cupboard with Karndean wood effect flooring. Smooth plastered ceiling. Fuse box.

L SHAPED KITCHEN

18' 6" x 12' 5" (Narrowing 7" 7" (5.64m x 3.78m) Extensively well fitted modern kitchen offering cupboards and drawer packs to both ground and eye level with contrasting Silestone worktops throughout. One sink with boiling hot/cold water taps over and an additional one and half sink with mixer tap over. Obscure glass splashbacks. Integrated Neff steam oven and integrated microwave/oven/grill and plate warming draw. Neff induction hob with extractor hood over. Miele Integrated fridge. Neff integrated dishwasher. Cupboard housing combination boiler. Smooth plastered ceiling with inset spotlights. Karndean wood effect flooring. Vertical radiator. Cupboard housing electric meter and solar panel system. Double glazed window to side. Double glazed door giving access to rear garden. Door leading through to:

UTILITY ROOM

7' 8" x 6' 5" (2.34m x 1.96m) Fitted in a range of kitchen cupboards to ground and eye level with contrasting worktops over. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Radiator. Karndean wood effect flooring. Smooth plastered ceiling with spotlights. Double glazed window to front.

DINING AREA

18' 9" x 10' 7" (5.72m x 3.23m) Karndean wood effect flooring. Radiator. Smooth plastered ceiling with inset spotlights. Radiator. Double glazed French doors giving access through to rear garden.

LOUNGE

18' 9" x 11' 2" (5.72m x 3.4m) Double aspect double glazed windows to rear and side with further double-glazed patio doors leading to rear garden. Carpet. Smooth plastered ceiling with inset spotlights. Air conditioning unit. Radiator.

FIRST FLOOR LANDING

Carpet. Wooden balustrade. Smooth plastered ceiling with spotlights. Access to loft. Oak wooden doors giving access to all rooms.

BEDROOM ONE

18' 7" x 11' 1" (5.66m x 3.38m) Two double glazed windows to rear. Carpet. Air conditioning unit. Smooth plastered ceiling with two pendant lights and ceiling fan with light fitting. Two radiators.

BEDROOM TWO

10' 9" x 10' 4" (3.28m x 3.15m) Carpet. Radiator. Smooth plastered ceiling with pendant light. Double glazed window to front.





BEDROOM THREE

10' 4" x 7' 4" (3.15m x 2.24m) Carpet. Smooth plastered ceiling with pendant light. Radiator. Double glazed window to front.

BATHROOM

Spacious fitted bathroom with a four piece suite comprising of a walk in shower cubicle with shower over and curved sliding glass shower screen with tiled surround. Panelled bath with mixer taps over and hand held attachment. Large wash hand basin with mixer taps over inset to vanity unit with illuminated bathroom mirror over. Close coupled w/c. Ladder style radiator/towel rail. Smooth plastered ceiling with inset spotlights. Fully tiled flooring. Double glazed opaque window to side.

EXTERNALLY

REAR GARDEN

South facing rear garden situated on a wide plot and offering an easily maintained and unoverlooked rear garden with decking to immediate fore and to the rear of the garden composite decked area offering lots of space for entertaining. Mainly laid to lawn with established shrub and hedged borders. Privacy fencing. Gated side access. Outside tap. Garden and bike shed. External lighting. Solar panels.

WOODEN CABIN/OFFICE

12' x 12' (3.66m x 3.66m) Beautiful insulated wooden cabin with a pitched roof and dual aspect windows offering a lovely retreat at the bottom of the garden. Power and heating.

FRONT GARDEN/PARKING

Block paved driveway with ample off street parking. Boundary wooden fence. Gated side access. Electric charging point. Security camera to front.



20/06, 3:50 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
70 New Road S10 2ET S10 2HL	Energy rating C	Valid until 23 February 2035
Property type Semi-detached house	Certificate number 9900-4469-4422-3327-3263	
Total floor area 129 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-articles-related-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/landlords-articles-related-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.