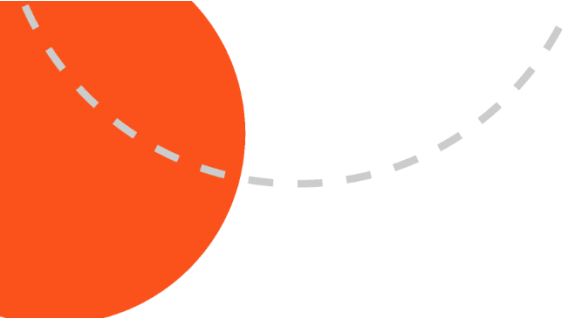




Westbourne Close, Hadleigh, Essex, SS7 2SL
3 bedroom link-detached house / £500,000 / t. 01702 555888



Nestled within a peaceful cul-de-sac on the highly sought-after Westwood Estate in Daws Heath, this beautifully presented, extended **three bedroom** link-detached family home offers spacious accommodation throughout. Features include a generous lounge/diner, a stylish contemporary fitted kitchen, separate utility room, well-proportioned bedrooms and two modern bathroom suites.

Externally, the property benefits from a lovely south-facing rear garden, useful storage facility and ample off-street parking.

Ideally located just moments from picturesque woodland walks, the home is also within easy walking distance of John Burrows Playing Fields and Hadleigh Town Centre, with its excellent selection of shops, amenities, cafés, and supermarkets. A range of highly regarded local schools are nearby, including being within the catchment area for Westwood Academy.

Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.

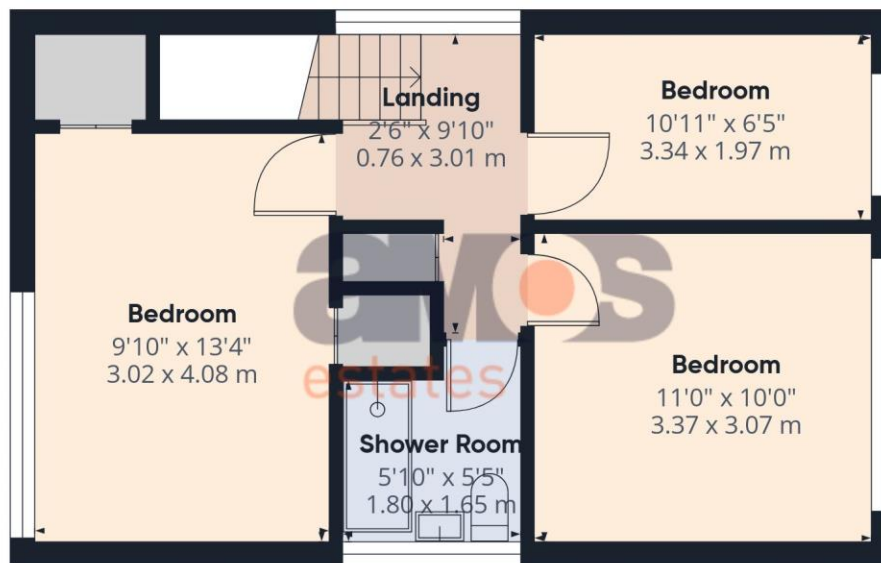
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Ground Floor



First Floor



Approximate total area⁽¹⁾

1096 ft²

101.8 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

- \ **Extended Three Bedroom Detached Family Home**
- \ **Beautifully Presented Throughout**
- \ **Spacious Lounge/Diner**
- \ **Luxury Fitted Kitchen**
- \ **Utility Room**
- \ **Good Size Bedrooms**
- \ **Ground Floor Bathroom & First Floor Shower Room**
- \ **South Facing Rear Garden**
- \ **Storage Facility**
- \ **Ample Off Street Parking**
- \ **Upvc Double Glazing Throughout**
- \ **Gas Central Heating Via Viessmann Combination Boiler**
- \ **Quiet Cul De Sac**
- \ **Westwood Estate**
- \ **Stones Throw From Woodland**
- \ **Walking Distance To Hadleigh Town & John Burrows Park**
- \ **Westwood Academy School Catchment**
- \ **Council Tax Band - D**



Composite entrance door with upvc obscure double glazed window adjacent opening to:

**Entrance Hall 20'7 x 5'9 **

Laminate flooring, radiator, power points, smooth plastered and coved ceiling, carpeted stairs with timber balustrade leading to first floor, Hive heating controls, understairs storage cupboard, doors to accommodation off.

**Lounge/Diner 24'7 x 10'11 **

Upvc double glazed windows to rear with shutters, upvc double glazed French doors to rear leading to garden, laminate flooring, T.V point for recessed wall mounted Television with remote control fire below, vertical radiators, power points, smooth plastered and coved ceiling with inset spotlights.

**Kitchen 12'8 x 10'3 **

Luxury fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with microwave above, integrated dishwasher, integrated fridge/freezer, inset induction hob with, tiled splashbacks, wall mounted Viessmann combination boiler, power points, USB charging points, tiled flooring, upvc double glazed windows to front and side, smooth plastered ceiling with inset spotlights, double glazed door to side leading to sideway, radiator.

**Utility Room 5'4 x 4'4 **

Square edge worktops, space and plumbing for washing machine and tumble dryer, power points, smooth plastered ceiling with inset spotlight, radiator, tiled flooring, door to:







**Ground Floor Bathroom 7'5 x 6'1 **

Modern three piece suite comprising panelled bath with chrome controls and handheld attachment, vanity wash basin with chrome controls and storage below, push button WC, tiled flooring, half tiled walls, heated towel radiator, shaver point, smooth plastered ceiling with inset spotlights, extractor.

**Landing **

Fitted carpet, upvc double glazed window to side, smooth plastered and coved ceiling, loft access hatch, airing cupboard, doors to accommodation off.

**Bedroom One 13'4 x 9'10 **

Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling, storage cupboards.

**Bedroom Two 11' x 10' **

Upvc double glazed window to rear with shutters, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Bedroom Three 10'11 x 6'5 **

Upvc double glazed window to rear with shutters, fitted carpet, power points, radiator, smooth plastered and coved ceiling.

**Shower Room 5'10 x 5'5 **

Modern three piece suite comprising large walk in shower with drench style showerhead above and separate handheld attachment, vanity wash basin with storage below, low flush WC, mostly tiled walls, tiled flooring, heated towel radiator, smooth plastered ceiling, upvc obscure double glazed window to side, extractor.



**Rear Garden **

A lovely south facing rear garden commencing with decking whilst the remainder is mainly laid to established lawn, further decking/BBQ area to far rear, well stocked flowerbeds, outside tap, side access to front via gate.

**Garage/Storage 10'5 x 8'2 **

Partly converted to provide the ground floor bathroom, the remainder is used as storage facility with double doors to front, power and light connected.

**Front Garden **

Block paved driveway providing ample off street parking.









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