



Brown & Brand



Fernwood
Hadleigh, SS7 2LT

Three-bedroom detached bungalow
Sought after cul-de-sac off Poor's Lane
No onward chain

Guide Price
£600,000-£625,000





Property Description

GUIDE PRICE £600,000 - £625,000

Located off Poor's Lane within this highly sought-after cul-de-sac, this spacious three-bedroom detached bungalow offers well-proportioned and versatile accommodation, complemented by excellent outside space.

The property benefits from a substantial south-west-facing wraparound rear garden, generous off-street parking and a large double garage.

Internally, the accommodation comprises an entrance porch leading into a welcoming entrance hallway, three bedrooms, a bathroom, spacious rear-facing lounge, fitted kitchen, dining area, utility area, shower room and conservatory. Offering excellent potential and a generous layout, this well-positioned bungalow is ideally suited to those seeking single-storey living in a desirable residential setting.





ENTRANCE PORCH

Approached via a composite front door with obscure glazed panels, giving access to the entrance porch. Tiled flooring, obscure double-glazed window to the side and further hardwood door with obscure glass giving access to:

ENTRANCE HALLWAY

16' 4" x 4' 9" (4.98m x 1.45m) Fitted carpet, coving to ceiling, wall-mounted thermostat control, airing cupboard housing the hot water tank, loft access and doors leading to the principal rooms.



BEDROOM ONE

13' x 11' 4" (3.96m x 3.45m) Double-glazed window to the side, radiator, fitted carpet and coving to ceiling.

BEDROOM TWO

9' 5" x 10' 1" (2.87m x 3.07m) Double-glazed bay window to the front, fitted carpet, radiator, coving to ceiling and ceiling rose.



BEDROOM THREE

10' 8" x 6' 7" (3.25m x 2.01m) Double-glazed window to the front, radiator, fitted carpet and coving to ceiling.

LOUNGE

17' 10" x 13' 9" (5.44m x 4.19m) A spacious rear-facing lounge featuring double-glazed doors and window overlooking the garden, fitted carpet, radiator, coving to ceiling, ceiling rose and TV point.



BATHROOM

Three-piece suite comprising panelled bath, pedestal wash hand basin with taps and WC. Obscure double-glazed window to the side, partly tiled walls, lino flooring and radiator.



KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m) Fitted with a range of eye-level and base wooden units with laminate work surfaces over, incorporating a 1½-bowl sink unit with mixer tap and drainer. Tiled splashback, tiled flooring, gas hob with extractor fan over, fitted electric oven and space and plumbing for a fridge freezer. Coving to ceiling and archway giving access to:

DINING AREA

9' 4" x 7' 4" (2.84m x 2.24m) Double-glazed window to the rear, radiator, lino flooring and coving to ceiling. Further door from the kitchen giving access to:

UTILITY AREA

Tiled flooring, space and plumbing for washing machine and tumble dryer, partly tiled walls, wall-mounted cupboards, radiator and further door giving access to:



SHOWER ROOM

Three-piece suite comprising shower cubicle, WC and pedestal wash hand basin. Partly tiled walls, lino flooring, double-glazed window to the side and radiator.



CONSERVATORY

12' 2" x 10' 9" (3.71m x 3.28m) Lino flooring, double-glazed windows to the rear and side, apex roof with ceiling fan and double-glazed doors giving access to the garden.

REAR GARDEN

A beautiful south-west-facing wraparound garden featuring a large lawn area, mature and well-established borders, privacy fencing and gated side access. There is also an outside tap, block-paved/concrete seating area, greenhouse and wooden shed.





DOUBLE GARAGE

16' 9" x 17' 4" (5.11m x 5.28m) Large double garage with up-and-over door, power and lighting.

PARKING

Parking is provided via a block-paved driveway offering ample off-street parking for several vehicles.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

26 Fernwood 80 MAFLET SS7 2LT	Energy rating D	Valid until: 1 September 2036
		Certificate number: 0456-3065-1201-8186-8200

Property type: Detached bungalow
Total floor area: 94 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/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

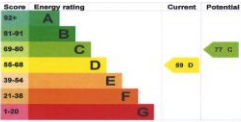
[See how to improve this property's energy efficiency](#)

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



GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.

