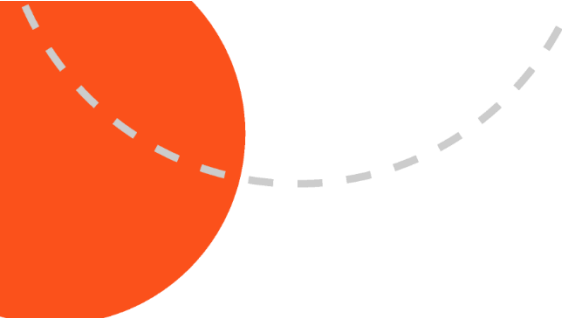




Greenacres, Hadleigh, Essex, SS7 2JB

4 bedroom detached house / £650,000 / t. 01702 555888



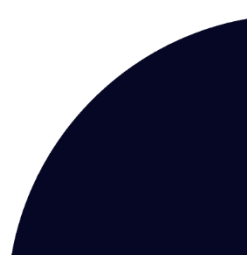


Offered with no onward chain, this extended, generously proportioned **four bedroom** detached family home is ideally situated in a popular turning just off Scrub Lane. The property offers excellent living space, including two spacious reception rooms, a conservatory, kitchen/breakfast room, utility room and ground floor WC. Upstairs, there are four double bedrooms, including a large principal bedroom with a modern en-suite shower room, complemented by a family bathroom and separate WC.

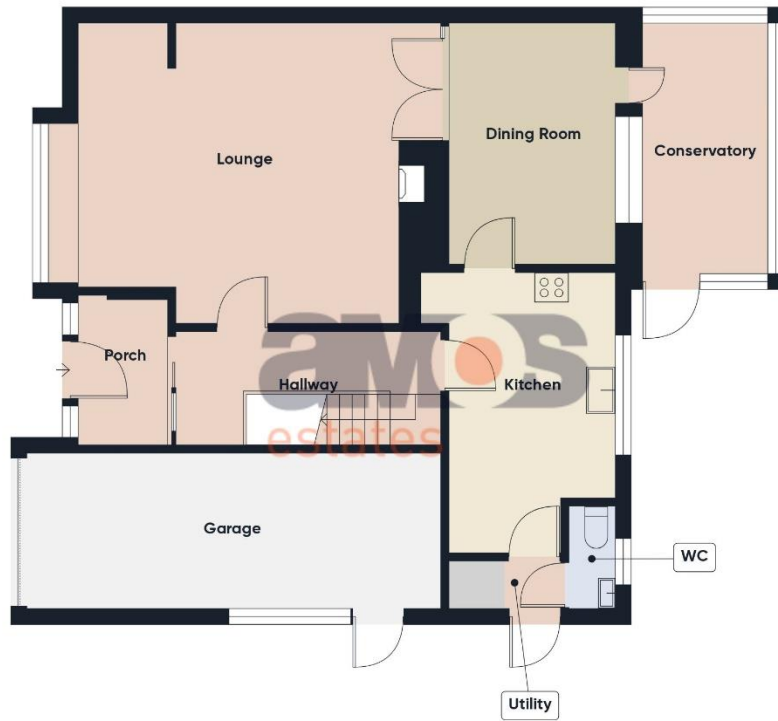
Externally, the home enjoys a beautiful south-facing rear garden, along with a garage and off-street parking to the front. Requiring some general modernisation, the property presents a fantastic opportunity for buyers to create a bespoke family home tailored to their own taste.

Located in a highly desirable area, the property is within walking distance of local woodland, John Burrows Playing Fields, and Hadleigh Town Centre, which offers a variety of shops, supermarkets, and cafés. Well-regarded schools are close by, with the property falling within the Hadleigh Infant and Junior School catchment areas. Excellent transport links are also easily accessible, including local bus routes, major road networks, and nearby mainline stations. Early viewing is strongly recommended.

## Find us on



# A space to call home.



Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
1654 ft<sup>2</sup>  
153.7 m<sup>2</sup>

(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.

GIRAFFE360



## Highlights

- / Extended Four Bedroom Detached Family Home
- / No Onward Chain
- / Two Spacious Reception Rooms
- / Conservatory
- / Good Size Kitchen
- / Utility & Ground Floor W.C
- / Generous Size Bedrooms
- / Modern En-Suite Shower Room To Master
- / Bathroom & Separate W.C
- / Beautiful South Facing Rear Garden
- / Garage & Off Street Parking
- / Excellent Scope For Improvement
- / Popular Turning Directly Off Of Scrub Lane
- / Catchment & Walking Distance To Hadleigh Infants & Juniors
- / Close To Woods & John Burrows Park
- / Short Stroll To Hadleigh Town Centre
- / Early Viewings Advised
- / Council Tax Band (F)





Entrance door with obscure windows adjacent opening to entrance porch.

**Entrance Porch 7'7 x 4'8 \**

Fitted carpet, power points, sliding doors leading to entrance hall.

**Entrance Hall 13'4 x 5'11 \**

Fitted carpet, radiator, power points, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard, coved ceiling, thermostat control, doors to accommodation off.

**Lounge 17'6 x 15'10 \**

Parque flooring, part smooth plastered and coved ceiling, feature brick fireplace, power points, TV point, radiator, wall light points, double doors leading to dining room.

**Dining Room 12'11 x 9' \**

Parque flooring, radiator, coved ceiling, power points, double glazed window and door to rear leading to conservatory.

**Conservatory 13'8 x 7' \**

UPVC double glazed windows to sides and rear, radiator, power points, tiled flooring, UPVC double glazed door to side leading to rear garden.

**Kitchen 14'7 x 8'10 \**

Stainless steel double bowl sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated double oven, inset four ring electric hob with extractor above, further appliance space, breakfast bar facility, tiled flooring, tiled splashbacks, coved ceiling, telephone point, power points, radiator, door to utility room.



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#### **Utility Room 5'7 x 3'4 \**

Tiled flooring, roll edge worktop with storage above and space and plumbing for a washing machine below, UPVC obscure double glazed door leading to rear garden, door to ground floor WC.

#### **Ground Floor WC 5'4 x 2'7 \**

Two piece suite comprising low flush WC, wall hung wash basin with tiled splashback, tiled flooring, UPVC double glazed window to rear.

#### **Landing 16'4 x 8'7 Reducing to 6'3 \**

Fitted carpet, UPVC double glazed window to front, coved ceiling, loft access hatch, airing cupboard housing Vaillant combination boiler and shelving, doors to accommodation off.

#### **Bedroom One 15'9 x 15'1 Maximum \**

UPVC double glazed window to front, fitted carpet, radiator, coved ceiling, power points, TV point, storage cupboard with shelving, door to en-suite shower room.



#### **En-Suite Shower Room 9'4 x 4'10 \**

Three piece suite comprising shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, wall mounted electric toothbrush charging stand, mirror with lighting, UPVC obscure double glazed window to side, radiator, smooth plastered ceiling with inset spotlights.

#### **Bedroom Two 12'3 x 10'10 \**

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

#### **Bedroom Three 10'5 x 9'8 \**

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

#### **Bedroom Four 11'8 x 8'4 \**

UPVC double glazed window to side and front, fitted carpet, radiator, power points, coved ceiling.

### **Bathroom 5'8 x 5'4 \**

Two piece suite comprising panelled bath with shower over, pedestal wash basin, UPVC obscure double glazed window to rear, heated towel radiator, shaver point.

### **Separate WC 5'8 x 2'8 \**

Low flush WC, half tiled walls, UPVC double glazed window to rear.

### **Rear Garden \**

A beautiful south facing rear garden commencing with large expanse of crazy paved patio providing outside seating facility whilst the remainder is laid to established lawn with well stocked flower beds surrounding, fencing to borders, outside tap, side access to front via timber gate and access to garage.

### **Garage 21'10 x 8'4 \**

Personal door to and from garden, up and over door to front, power and light connected.

### **Front Garden \**

Crazy paved driveway providing off street parking with lawned area adjacent.









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*Digital Markets, Competition and Consumers Act 2024.*

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