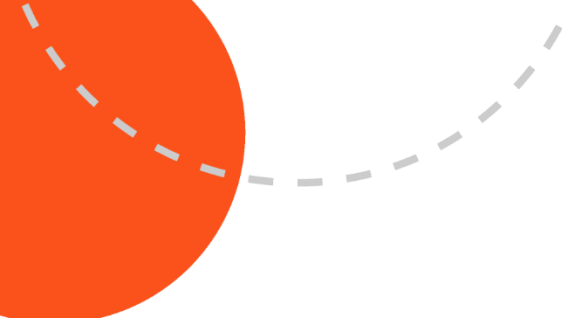




The Saltings, Hadleigh, Essex, SS7 2BD

4 bed detached house / **Guide Price** £550,000 - £575,000 / t. 01702 555888





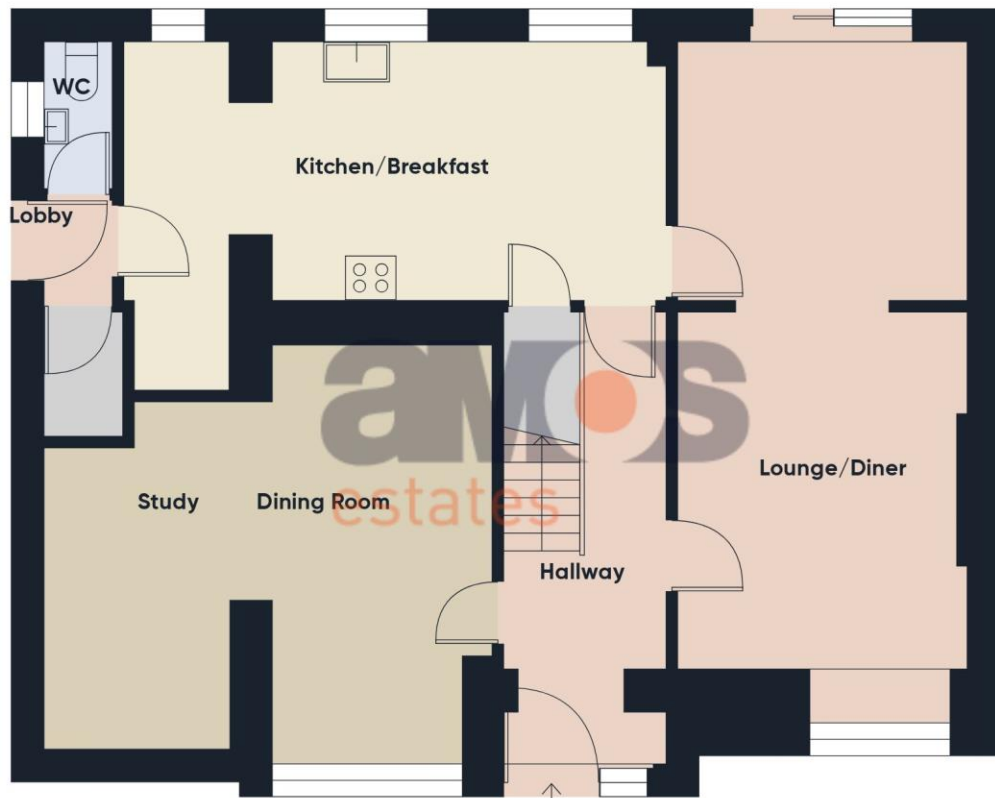
Offered with no onward chain and positioned within a highly sought-after cul-de-sac, this impressive **four-bedroom** detached family home provides spacious and versatile accommodation throughout. The property features ample reception rooms, a study/playroom, a modern kitchen/breakfast room with adjoining utility area and a ground floor cloakroom. Upstairs boasts generously sized bedrooms and two beautifully appointed shower rooms, including a luxurious en-suite to the principal bedroom. Externally, the home benefits from a low-maintenance rear garden and a substantial block-paved driveway providing off-street parking for several vehicles.

Ideally situated in a quiet yet convenient location in the heart of Hadleigh, the property is within walking distance of Hadleigh Town Centre, offering an excellent selection of shops, supermarkets, cafés and amenities, as well as the scenic Hadleigh Country Park. 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 and The King John School. Early viewing is highly recommended.

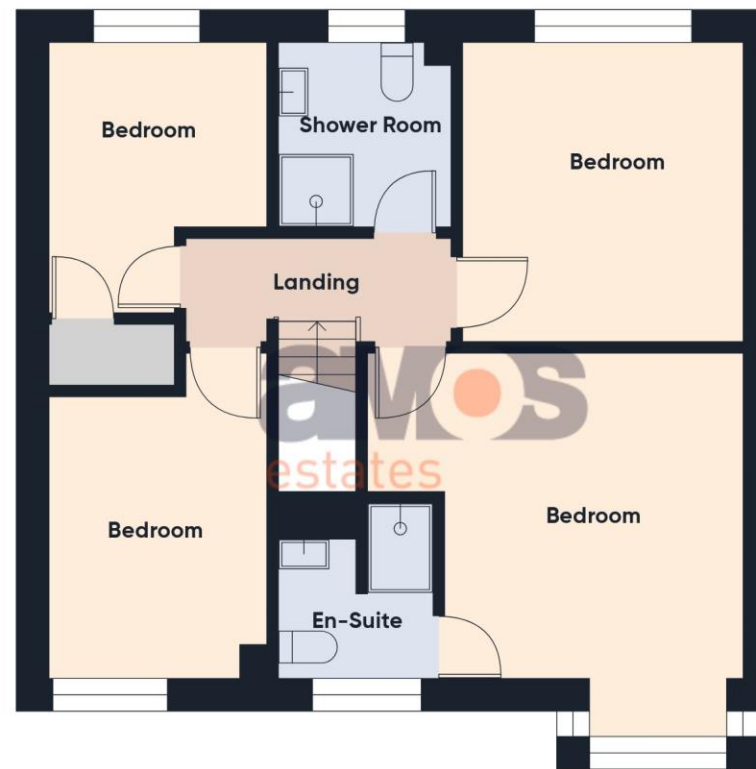
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Ground Floor



First Floor

Approximate total area⁽¹⁾

1429 ft²

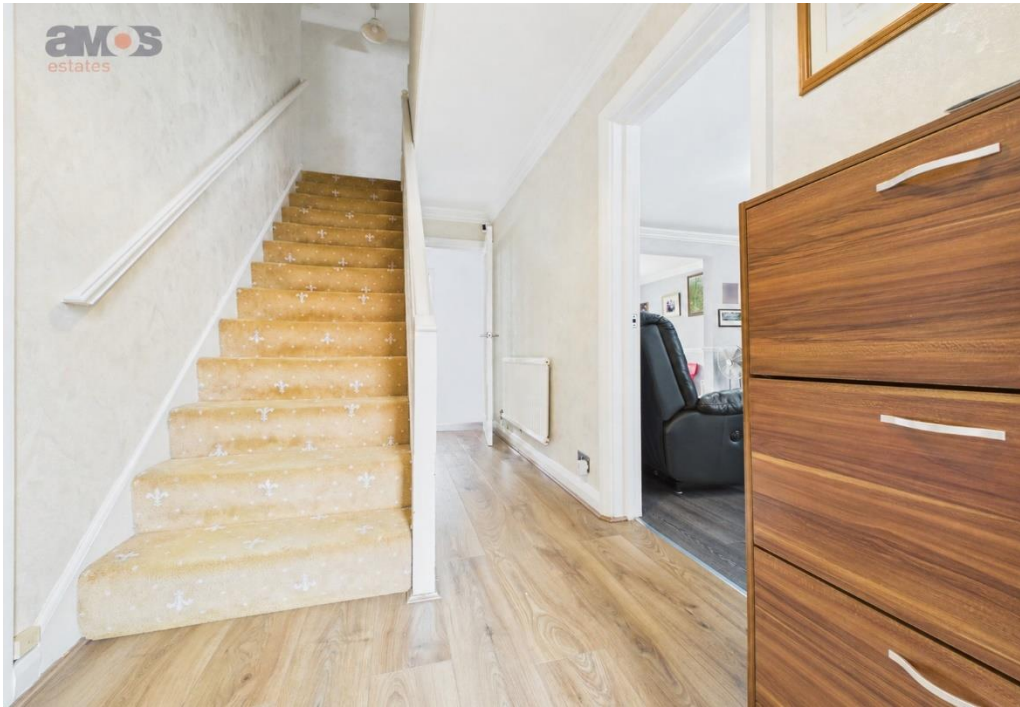
132.8 m²

(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

- \ Substantial Four Bedroom Detached Family Home
- \ Spacious & Versatile Accommodation
- \ Large Lounge/Diner
- \ Sitting Room Open Plan To Study/Playroom
- \ Modern Kitchen/Breakfast Room With Utility
- \ Ground Floor WC
- \ Good Size Bedrooms
- \ Two Luxury Shower Rooms Including En-Suite To Master
- \ Low Maintenance Rear Garden
- \ Off Street Parking For Numerous Vehicles
- \ Quiet Cul De Sac
- \ No Onward Chain
- \ Stones Throw From Hadleigh Town
- \ Walking Distance To Hadleigh Country Park
- \ Hadleigh Infant/Junior & King John School Catchments
- \ EPC Rating – D
- \ Council Tax Band – E

Composite entrance door with obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall 17'4 x 5'9 **

Laminate flooring, two radiators, smooth plastered and covered ceiling, carpeted stairs with timber balustrade leading to first floor accommodation, doors to accommodation off.

**Lounge Diner 23'10 x 11'5 **

UPVC double glazed bay window to front with shutters to remain, laminate flooring, two radiators, power points, smooth plastered and covered ceiling, TV point, UPVC double glazed sliding patio doors leading to rear garden.

**Kitchen Breakfast Room 15'7 x 9'10 **

Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, space for American style fridge freezer, UPVC double glazed windows to rear, tiled splashbacks, tiled effect flooring, coved ceiling, breakfast bar facility, large understairs storage cupboard, open to utility room.

**Utility Room 12'11 x 4'2 **

Square edge worktops with high gloss cupboards above and below, space and plumbing for a washing machine and tumble dryer, tiled effect flooring, power points, space for further fridge freezer, door to lobby.

**Lobby **

Tiled effect flooring, coved ceiling, obscure double glazed door to side leading to sideways, storage cupboard housing wall mounted boiler and door to ground floor WC.

**Ground Floor WC 5'10 x 2'9 **

Two piece suite comprising panelled bath, vanity wash basin with chrome mixer tap and storage below, tiled flooring, radiator, coved ceiling, obscure double glazed window to side.





**Sitting Room 16'1 x 8'2 **

UPVC double glazed window to front with shutters to remain, smooth plastered and coved ceiling, laminate flooring, radiator, open to study/playroom.

**Study/Playroom 12'10 x 7'6 **

Laminate flooring, radiator, smooth plastered and coved ceiling, power points, consumer units.

**Landing **

Fitted carpet, loft access hatch, power points, coved ceiling, doors to accommodation off.

**Bedroom One 14'4 Reducing to 11'6 x 12'2 **

UPVC double glazed bay window to front with shutters to remain, fitted carpet, coved ceiling, power points, radiator, fitted wardrobes, door to en-suite.

**En-Suite Shower Room 5'8 x 5'8 **

Luxury three piece suite comprising shower cubicle with shower over, push button WC, vanity wash basin with chrome mixer tap, tiled walls and flooring, radiator, smooth plastered ceiling with inset spotlights, UPVC obscure double glazed window to front.

**Bedroom Two 11'5 x 10'8 **

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

**Bedroom Three 12'1 x 8'6 **

UPVC double glazed window to front with shutters to remain, fitted carpet, radiator, power points, coved ceiling.

**Bedroom Four 10'4 x 8'6 Maximum **

UPVC double glazed window to rear with shutters to remain, fitted carpet, radiator, power points, coved ceiling, storage cupboard/fitted wardrobe.







**Shower Room 7'0 x 6'7 **

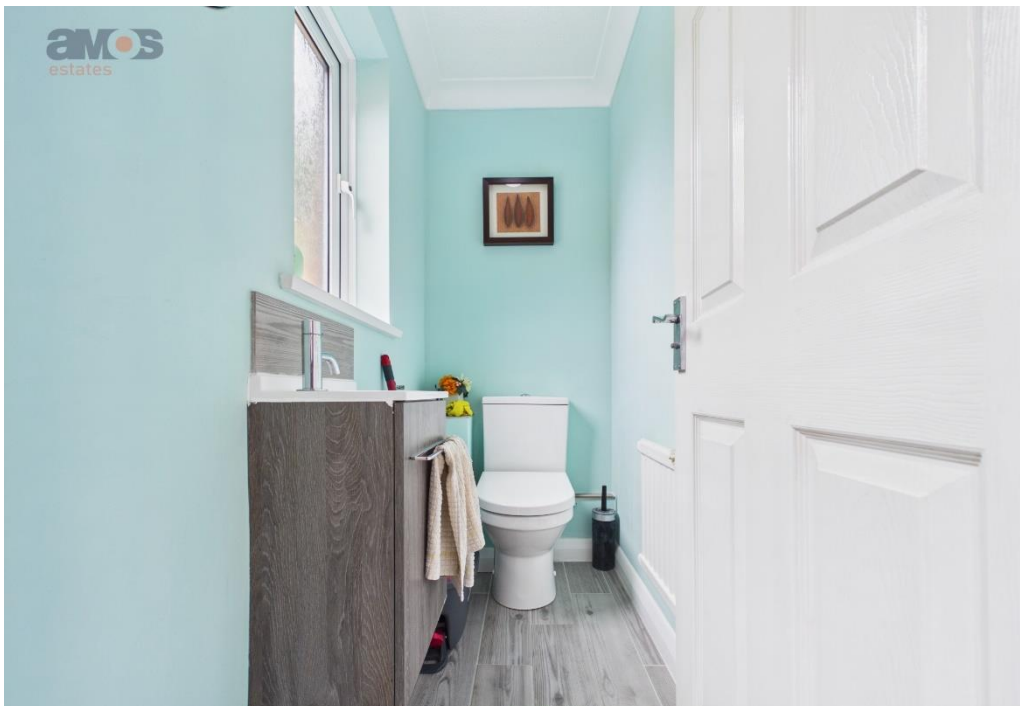
Modern three piece suite comprising shower cubicle with drench style shower head above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, UPVC obscure double glazed window to rear, tiled floor and walls, smooth plastered ceiling with inset spotlights, radiator, extractor.

**Rear Garden **

Low maintenance rear garden commencing with large expanse of decking with patios and shingled areas adjacent, fencing to borders, timber shed, outside lighting, outside tap, outside power points, side access to front.

**Front Garden **

Large block paved driveway providing off street for numerous vehicles.





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