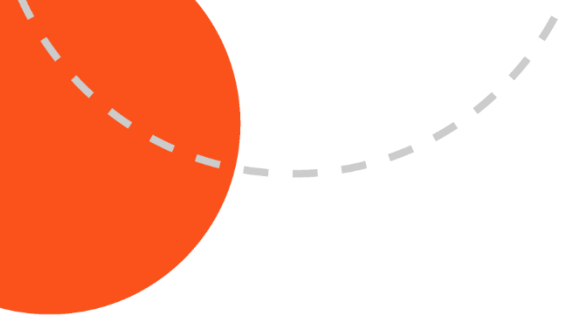




Central Avenue, Hadleigh, Essex, SS7 2NR

3/4 bed semi-detached house / O.I.E.O £500,000 / t. 01702 555888





An extended and beautifully presented **three/four bedroom** semi detached family home, offering a generous combination of space, versatility and flexibility for the whole family. Finished to an exceptional standard throughout, the property boasts a spacious reception hall, generous lounge, impressive kitchen/diner, conservatory, utility room, two ground floor bedrooms and a convenient ground floor WC To the first floor is a stunning master bedroom complete with walk-in wardrobe and adjoining bedroom/study/nursery and a stylish family bathroom suite.

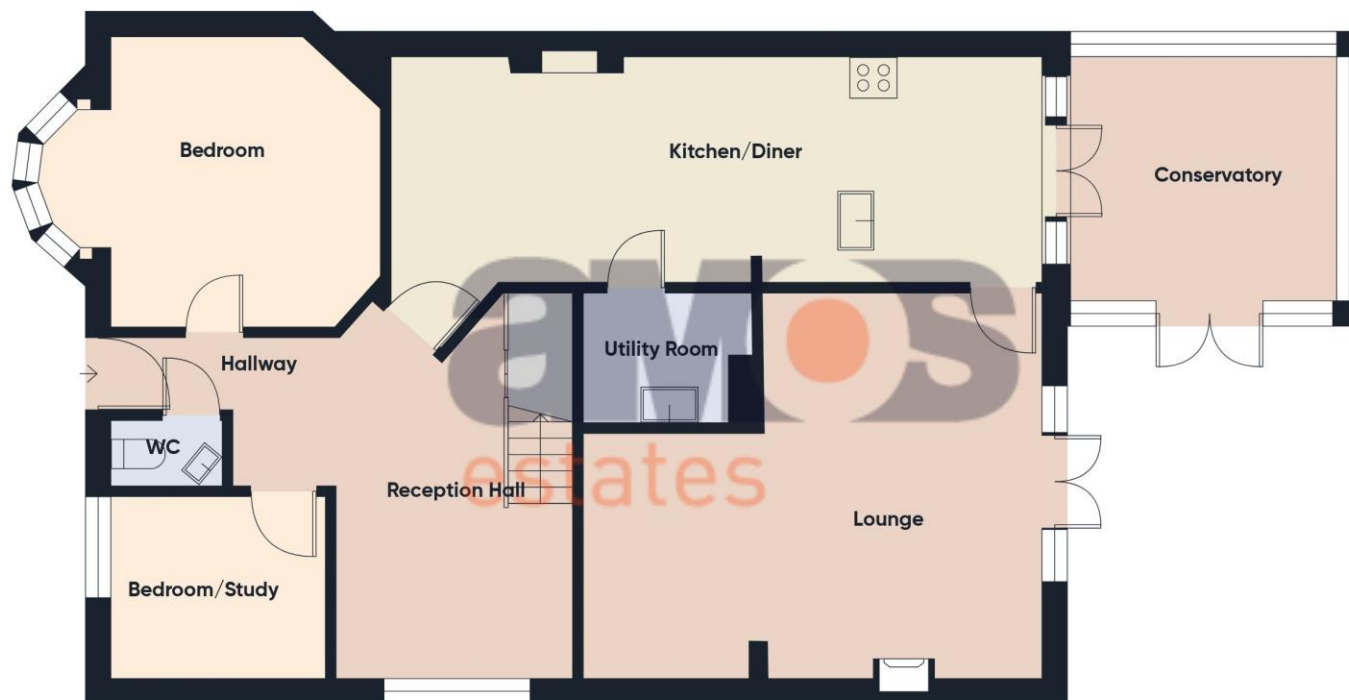
Externally, the property benefits from a secluded south facing rear garden measuring approximately 70ft in depth, together with off street parking to the front.

Situated in this highly sought after turning, directly off Daws Heath Road, the property is ideally positioned for easy access to the surrounding woods, John Burrows Playing Fields and Hadleigh Town Centre, which offers an excellent selection of shops, supermarkets and cafés. A number of highly regarded local schools are also close by, with the property falling within the catchment areas for Hadleigh Infant & Junior Schools and Deanes Academy.

An exceptional family home in a sought-after location. Early viewing is highly recommended.

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Ground Floor



First Floor

**A space to
call home.**



Approximate total area⁽¹⁾

1469 ft²

136.5 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.

GIRAFFE360



Highlights

- | Extended Three/Four Bedroom Semi Detached Family Home
- | Beautifully Presented Throughout
- | Spacious & Versatile Accommodation
- | Good Size Lounge With Log Burner
- | Well Fitted Kitchen/Diner
- | Conservatory
- | Two Ground Floor Bedrooms
- | Ground Floor WC
- | Stunning Master Bedroom With Walk-In Wardrobe & Adjoining Bedroom/Study/Nursery
- | Luxury Bathroom Suite
- | Secluded South Facing Rear Garden Measuring Approx. 70ft
- | Off Street Parking
- | Sought After Turning
- | Excellent School Catchments
- | Close To Woods, John Burrows Park & Hadleigh Town
- | EPC – TBC
- | Council Tax Band – C

Composite entrance door opening to entrance hall.

**Reception Hall 18'6 x 15'8 Maximum Measurements **

Part tiled and solid oak flooring, smooth plastered and coved ceiling, radiator, power points, uPVC double glazed window to side with shutters, stairs with timber balustrade leading to first floor accommodation, understairs storage cupboards, alarm keypad, doors to accommodation off.

**Kitchen/Diner 26'5 x 9'10 **

Comprising double bowl sink and drainer unit with chrome mixer tap inset into a range of solid beech square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Smeg double oven, inset Bosch four ring gas hob with chimney style extractor above, integrated fridge, integrated Electrolux dishwasher, tiled splashbacks, breakfast bar facility, smooth plastered and coved ceiling with inset spotlights, skylight, under cupboard lighting, engineered flooring, radiator, power points, thermostat control, doors leading to utility room, lounge and conservatory.

**Utility Room 6'8 x 5'2 **

Sink and drainer unit inset into a range of square edge worktops with cupboards beneath and above, space and plumbing for a washing machine, space for a tall fridge freezer, tiled splashbacks, smooth plastered ceiling, engineered flooring.

**Lounge 18'9 x 15'8 Max **

Fitted carpet, radiator, power points, uPVC double glazed French doors with windows adjacent with shutters providing access to rear garden, feature log burner with slate hearth, smooth plastered and coved ceiling, TV point, power points, cupboard housing Vaillant combination boiler.

**Conservatory 11'3 x 10'3 **

uPVC double glazed windows to sides and rear with shutters, uPVC double glazed French doors with shutters leading to rear garden, radiator, power points, engineered flooring.





**Ground Floor Bedroom Two 11'10 x 11'3 **

uPVC double glazed bay window to front with shutters, solid oak flooring, radiator, power points, smooth plastered and coved ceiling, TV point.

**Ground Floor Bedroom Three / Study 8'9 x 7'3 **

uPVC double glazed window to front with shutters, solid oak flooring, radiator, power points, smooth plastered and coved ceiling, storage cupboard with shelving.

**WC **

Modern two piece suite comprising push button WC, wall hung wash basin with tiled splashback, tiled flooring, radiator, smooth plastered and coved ceiling.

**Landing **

Laminate flooring, smooth plastered ceiling, storage cupboard with shelving, doors to accommodation off.

**Bedroom One 15'9 x 11'11 **

uPVC double glazed windows to front with shutters, engineered flooring, radiator, smooth plastered ceiling, wall light points, power points, TV point, doors to walk-in wardrobe and bedroom/nursery.

**Walk-In Wardrobe 8'5 x 6' **

uPVC double glazed window to front with shutters, engineered flooring, radiator, smooth plastered ceiling.

**Bedroom Four / Nursery / Study 9'7 x 9'1 **

uPVC double glazed with shutters, smooth plastered ceiling, power points, engineered flooring, radiator.



**Bathroom 10'2 x 5'8 **

Luxury three piece suite comprising panelled bath with drench style showerhead and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, part tiled walls, tiled flooring, heated towel radiator, smooth plastered and coved ceiling, upvc obscure double glazed window to rear with shutters.

**Rear Garden **

Beautifully landscaped south facing rear garden measuring approximately 70ft in depth commencing with block paved patio whilst the remainder is mainly laid to established lawn, pathway leading to far rear, well stocked flower beds, fencing to borders, timber shed and summer house (to remain), large black shed (to be removed), outside lighting, side access to front via wrought iron gate, outside tap.

**Front Garden **

Block paved driveway providing off street parking.















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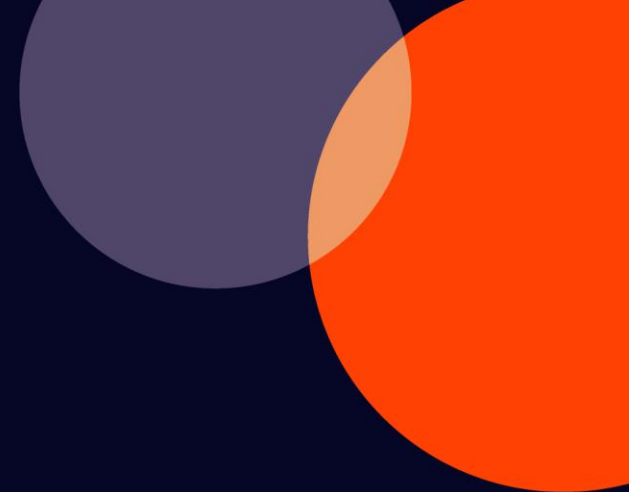
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Digital Markets, Competition and Consumers Act 2024.

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