



St. Johns Road, Hadleigh, Essex, SS7 2PT
3 bedroom end of terrace house / £400,000 / t. 01702 555888





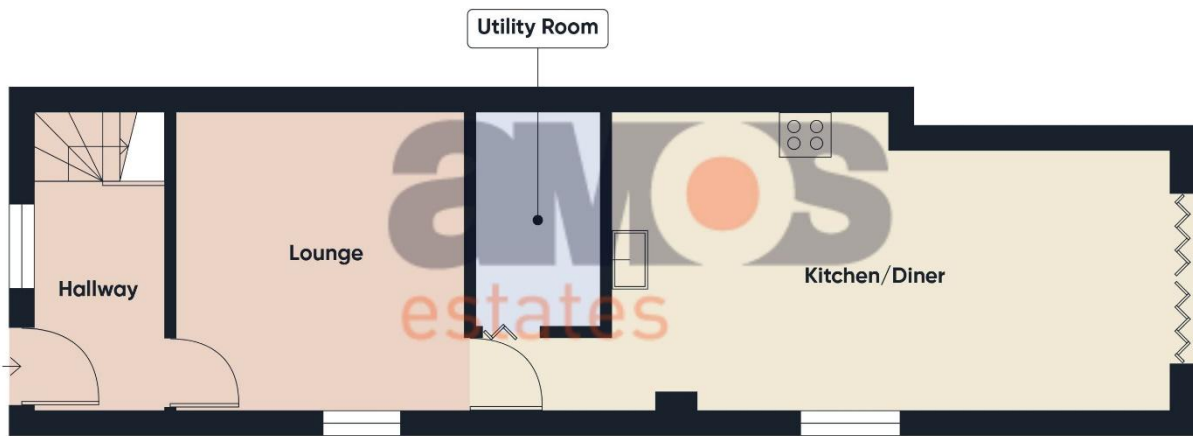
Situated in this popular turning within Hadleigh is this extended **three bedroom family home offering modern trends whilst retaining charm and character. Accommodation includes lounge, luxury fitted kitchen/diner and ground floor WC together with three bedrooms and a family bathroom to the first floor, whilst there to the second floor there is a further loft room. Outside there is a south facing rear garden measuring approximately 90ft in depth and off street parking to front.**

Ideally located a short stroll from Hadleigh Country Park and Hadleigh Town with its array of shops, supermarkets and café's whilst also being within the catchment and walking distance of King John School. Transport links are also within easy reach. Viewings Advised.

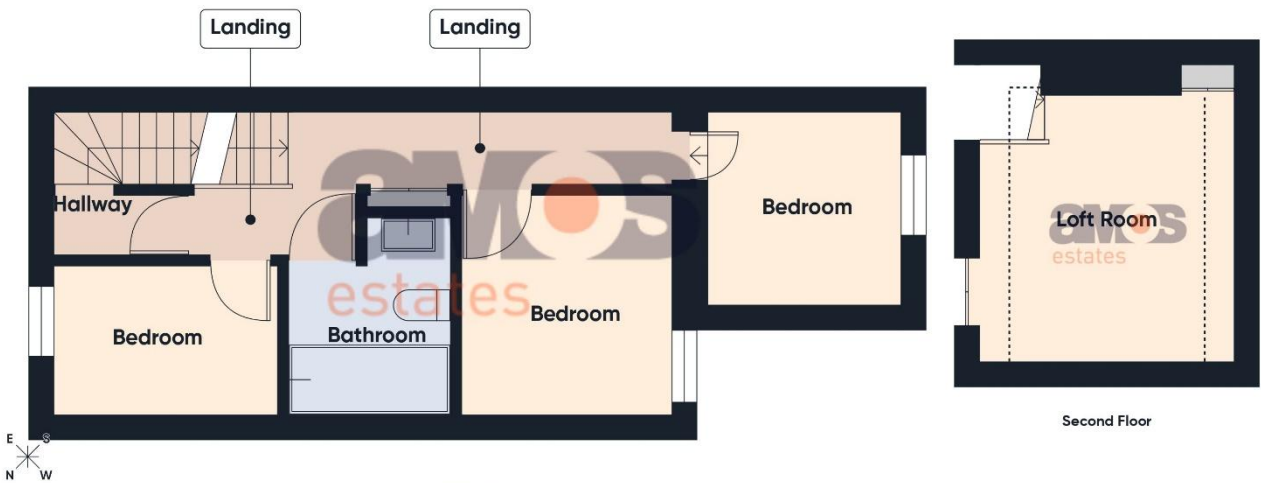
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Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

907 ft²
84.3 m²

Reduced headroom

23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 End Terraced Family Home
- \ Large South Facing Rear Garden
- \ Versatile Accommodation
- \ Luxury Kitchen/Diner
- \ Lounge
- \ Utility Room
- \ Loft Room
- \ Popular Location
- \ King John School Catchment
- \ Walking Distance To Country Park & Hadleigh Town
- \ USP College Nearby
- \ Transport Links Within Easy Reach
- \ Well Presented
- \ Viewings Advised



**Entrance Hall 8'11 x 5'3 **

Front door to entrance lobby with composite front door with obscure glazed insert, pine laminate floor with radiator and understairs storage, UPVC double glazed window to front, white painted staircase with balustrade leading to first floor accommodation.

**Lounge/Sitting Room 11'10 x 11'1 **

UPVC double glazed window to side and electric consumer unit above, pine laminate floor, power points, light switch, smooth plastered walls and smooth plastered ceiling.

**Utility Room 8'6 x 4'1 **

Storage cupboard with space for a washing machine and tumble dryer, power points, light switch, smooth plastered walls and ceiling.

**Kitchen Open Plan To Family Room 12'1 x 10'8 **

Range of white eye and base level storage units with pantry cupboard, square edge white grey quartz marble effect work tops with inset Butler style sink and drainer with hot and cold chrome swan neck mixer tap with tiled splashback, space for Range style cooker, space for dishwasher, space for a fridge freezer, pine laminate floor to smooth plastered ceiling with UPVC double glazed windows to side, power points, light switch, radiator.

**Family Room 10'11 x 10'6 **

Continuation of pine laminate flooring with smooth plastered walls and ceiling, power points, light switch, radiator, bi-folding doors leading to decked garden area, and garden.





**Landing **

Storage cupboard with pine laminate flooring, smooth plastered walls and ceiling.

**Bedroom One 8'4 x 8'4 **

UPVC double glazed window to rear, pine laminate flooring, radiator, power points, light switch, smooth plastered walls and ceiling.

**Bedroom Two 7'10 x 7'10 **

UPVC double glazed window to rear, vinyl wood effect floor covering with radiator, smooth plastered walls and ceiling, power points, light switch.

**Bedroom Three 8'10 x 6'0 **

UPVC double glazed window to front, pine laminate floor, dimmer light switch with double electric power point, Worcester combination boiler to the corner of the room (we have been advised this was recently installed in 2023), smooth plastered walls and ceiling.

**Loft Room 10'8 x 10'2 **

Wood laminate flooring with smooth plastered walls and ceiling, inset spotlights, storage cupboards into eaves with Velux window overlooking the Thames Estuary and views over the surrounding area, power points, light switch.





**Bathroom 7'5 x 6'3 **

Four piece suite comprising double end deep soaking bathtub with central hot and cold mixer tap, chrome drench style shower over, cream coloured tiles to floor and walls with board effect ceiling, low level push button WC with hand basin and draw storage under, heated towel rail, extractor.

**Garden **

Accessible via side access front to back, commencing with to the rear is a 4m x 4m composite decking relaxation area which in turn leads to an all-weather artificial grass surface lawn with adjacent panelled fencing and shrub tree borders, the garden is approximately 60ft in depth with a pergola leading down to a storage shed measuring approximately 12'0 x 10'0.

**Front Garden **

Driveway providing off street parking.



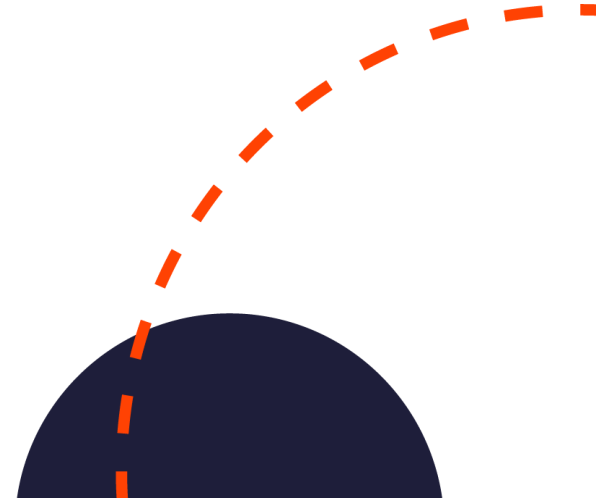
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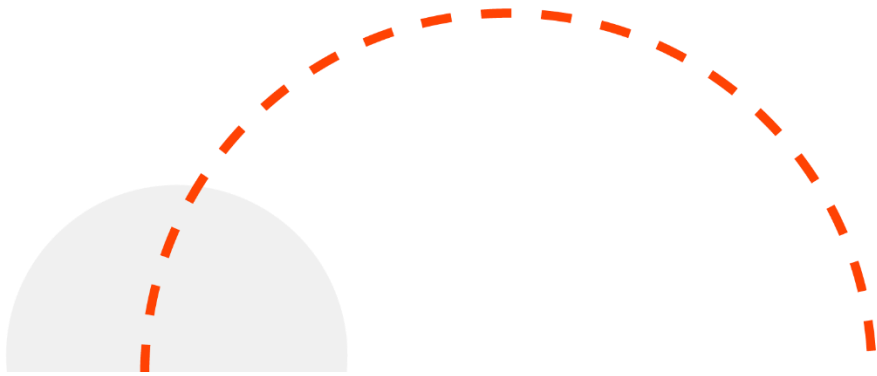
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