

Greenacres, Hadleigh, Essex, SS7 2JB

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



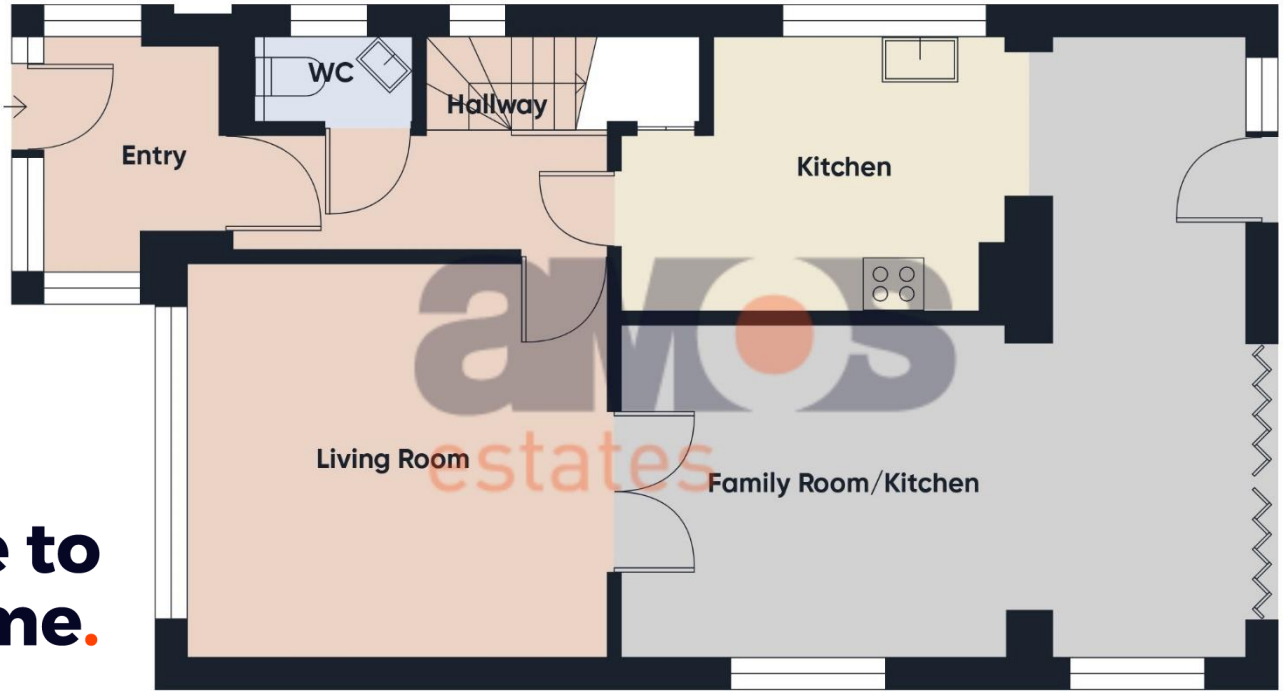
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A beautifully presented and extended three bedroom detached family home, ideally situated within the highly sought-after ‘Greenacres’ in the heart of Hadleigh. This impressive property offers spacious and versatile living accommodation, featuring generous reception rooms, a well-appointed kitchen and a convenient ground floor cloakroom. Upstairs, there are three well-proportioned bedrooms and a wet room.

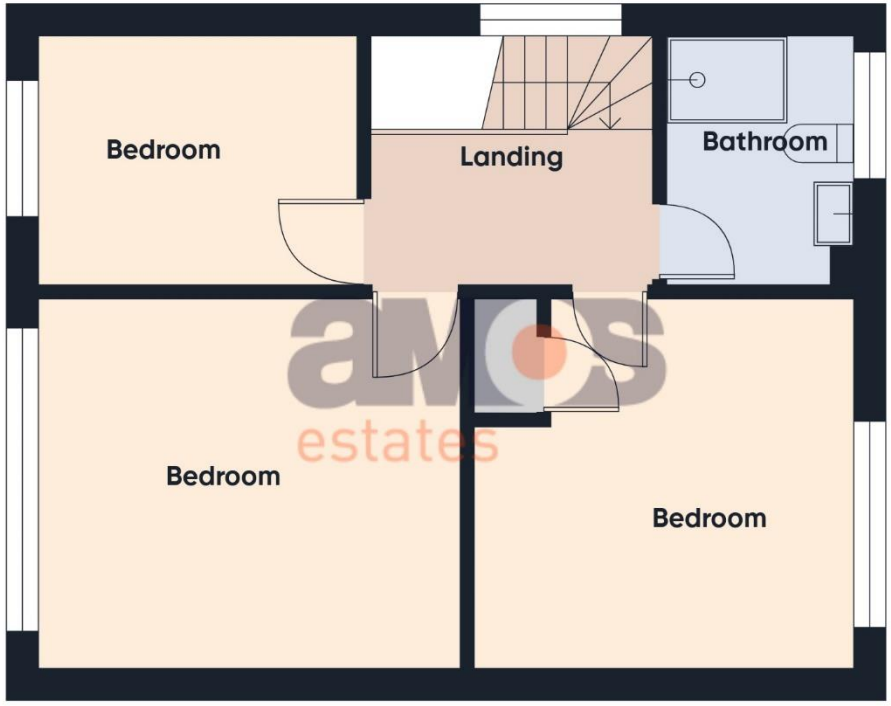
Externally, the home benefits from a beautifully landscaped, low-maintenance rear garden, a garage and ample off-street parking.

Enjoying a prime location, the property is within easy walking distance of local woodland walks, John Burrows Playing Fields and Hadleigh Town Centre, which offers an excellent selection of shops, supermarkets, cafés, and everyday amenities. Families are well catered for, with highly regarded schools nearby, including Hadleigh Infant and Junior Schools. Excellent transport connections are also close at hand, with convenient access to local bus services, major road links and nearby mainline railway stations.
An early internal viewing is highly recommended.

A space to call home.



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

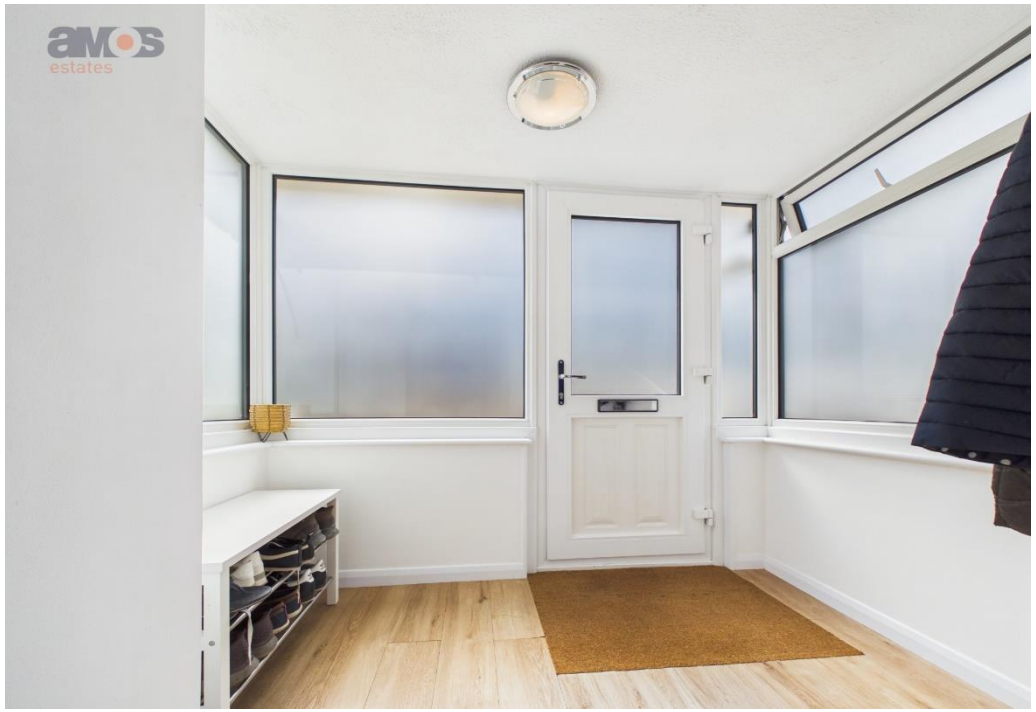
1285 ft²

119.3 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

\ Extended Three Bedroom Detached Family Home

\ Beautifully Presented

\ Ample Receptions

\ Well Fitted Kitchen

\ Ground Floor WC

\ Generous Size Bedrooms

\ Wet Room

\ Landscaped Rear Garden

\ Garage

\ Large Driveway Providing Ample Off Street Parking

\ Gas Central Heating Via Combination Boiler

\ Close To Woods, Hadleigh Town & John Burrows

\ Hadleigh Infant & Junior School Catchments

\ Popular Turning

\ Council Tax Band - E

uPVC double glazed entrance door with uPVC double glazed window adjacent opening to entrance porch.

Entrance Porch 7’7 x 5’7 \
Karndean flooring, uPVC double glazed windows to sides, entrance door to entrance hall.

Entrance Hall 11’3 x 6’11 Maximum \
Karndean flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor, uPVC double glazed window to side, understairs storage cupboard, doors to accommodation off.

Lounge 13’1 x 12’9 \
uPVC double glazed window to front, Karndean flooring, radiator, smooth plastered and coved ceiling, power points, TV point, attractive feature fireplace, double doors to dining/sitting room.

Dining/Sitting Room 19’6 x 19’4 L Shaped Maximum Measurements \
Karndean flooring, two radiators, power points, uPVC double glazed windows to sides and rear, bi-folding doors to rear leading to rear garden, further uPVC double glazed door leading to rear garden, smooth plastered and coved ceiling, wall light point, open to kitchen.

Kitchen 12’1 x 8’10 \
Well fitted kitchen comprising Franke stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch oven, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for a washing machine and tumble dryer, inset Bosch induction hob with extractor above, cupboard housing combination boiler, Karndean flooring, power points, smooth plastered and coved ceiling with inset spotlights, uPVC double glazed window to side, understairs storage cupboard.




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Ground Floor WC 5’5 x 2’10 \
Two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, tilled effect flooring, radiator, uPVC obscure double glazed window to side.

Landing 8’10 x 7’11 \
Fitted carpet, loft access hatch, uPVC obscure double glazed window to side, doors to accommodation off.

Bedroom One 13’2 x 11’4 \
uPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Two 12’1 x 11’8 \
uPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling with inset spotlights, storage cupboard.

Bedroom Three 10’1 x 8’3 \
uPVC double glazed window to front, fitted carpet, radiator, power points, coved ceiling.

Wet Room 7’10 x 5’10 \
Large walk in shower area with drench style shower head above and separate handheld attachment, push button WC, wall hung wash basin with chrome controls, heated towel radiator, uPVC obscure double glazed window to rear, tiled walls, smooth plastered ceiling with inset spotlights.











**Rear Garden **
A lovely landscaped and low maintenance rear garden commencing with elevated decking providing outside seating area with steps down to artificial lawn, further decking to far rear, elevated flower beds, fencing to borders, side access to front via wrought iron gates, and access to garage.

**Garage 18’0 x 9’1 **
uPVC double glazed personal door to and from rear garden, up and over door to front, power and light connected.

**Front Garden **
Large driveway providing ample off street parking with lawned area adjacent, outside tap.









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