



Brown & Brand



The Avenue
Hadleigh, SS7 2HG

- Extended and much improved character 3 bed home
- Quiet turning yet close to Town Centre & Schools
- Substantial Lounge/Diner
- Large Kitchen with appliances

Offers In Excess Of £425,000





Property Description

O.I.E.O £425,000

Situated in a quiet residential turning, yet conveniently close to Hadleigh Town Centre and well-regarded local schools, this beautifully extended and significantly improved three-bedroom semi-detached character home offers spacious, stylish accommodation presented in excellent decorative order throughout. The property welcomes you via a tiled entrance hall with stairs rising to the first floor. The heart of the home is the impressive open-plan lounge/diner, featuring a charming bay window, log burner, underfloor heating, and French doors opening onto the rear garden, creating an ideal space for both every day living and entertaining. The larger-than-average fitted kitchen is well-equipped with a range of integrated appliances and benefits from an upgraded boiler. To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying built-in wardrobes. The accommodation is complemented by a contemporary upgraded three-piece shower room, while a convenient ground floor cloakroom serves the living accommodation. Externally, the attractively landscaped rear garden provides a pleasant outdoor retreat, while off-street parking is available via a block-paved driveway to the front of the property. Further benefits include UPVC double glazing throughout and a high standard of presentation, making this an ideal family home ready to move straight into. An early internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



ACCOMMODATION

Approached via panel/double glazed entrance door with matching side panel giving access through to

ENTRANCE HALL

Tiled floor. Designer radiator. Alarm system. Access to stairs to 1st floor landing with fitted carpet and spindle balustrade. Oak panel doors giving access to all rooms. Wall mounted thermostat control. Access to under stairs storage.

CLOAKROOM

Fitted in a white two piece suite comprising close coupled WC and wall mounted wash hand basin with vanity unit under. Tiled floor. Stainless steel towel rail/radiator. Tiled walls. Flat plastered ceiling. Obscure double glazed window to side.

LOUNGE

23' 8" x 11' 7" (7.21m x 3.53m) Tiled floor with underfloor heating. Designer radiator. Large double glazed bay window to front with shutters. Flat plastered ceiling with coving. Central chimney breast with wooden mantle and tiled hearth with cast iron log burner. Archway to

DINING ROOM

13' 7" x 10' 2" (4.14m x 3.1m) Tiled floor with underfloor heating. Designer radiator. Flat plastered ceiling with coving. Double glazed French doors with matching side panels and blinds to rear and garden. Archway through to kitchen.

KITCHEN

18' 6" x 6' 8" (5.64m x 2.03m) Fitted in a range of wood units offering cupboards and drawer packs to ground and eye level with contrasting worktops over. Stainless steel one and a half bowl single drainer sink unit with mixer taps. Inset induction hob with extractor. Inset double oven and grill and matching microwave. Space and plumbing for washing machine, tumble dryer and dishwasher. Integrated fridge and separate freezer. Tiled floor. Tiled walls. Double glazed windows side and rear. Double glazed door to side. Upgraded wall mounted boiler for central heating and hot water. Oak door to hallway.

FIRST FLOOR LANDING

Carpet. Wooden balustrade. Double glazed window to side. Flat plastered ceiling with coving. Access to insulated loft with loft ladder. Oak doors to all rooms.

BEDROOM ONE

12' x 9' 9 (Plus Wardrobes)" (3.66m x 2.97m) Carpet. Designer radiator. Double glazed window to front with shutters. Flat plastered ceiling with coving. Mirror fronted sliding door wardrobes to one wall.

BEDROOM TWO

11' 7" x 10' 2" (3.53m x 3.1m) Wood effect flooring. Designer radiator. Double glazed window to rear with blinds. Flat plastered ceiling with coving.





BEDROOM THREE

8' 5" x 6' 8" (2.57m x 2.03m) Carpet. Designer radiator. Double glazed windows to rear with blinds. Coved and artexed ceiling.

BATHROOM

Fitted in a white three piece suite comprising Jacuzzi bath with twin head plumbed in shower and glass screen, wash hand basin and WC inset to vanity unit with roll edge work surface over. Tiled floor. Tiling to most walls. Stainless steel towel rail/radiator. Obscure double glazed window to front. Flat ceiling with coving and spotlights.

EXTERNALLY

REAR GARDEN

Attractively landscaped garden featuring decking area to immediate fore, with retaining wall with flowerbeds, central lawn area and additional raised decking/terrace area with integrated walls, flower beds and about seating. Privacy fencing to all aspects. Wide side access via gate. Two sheds. External lighting and tap.

PARKING

Via block paved driveway for one vehicle.

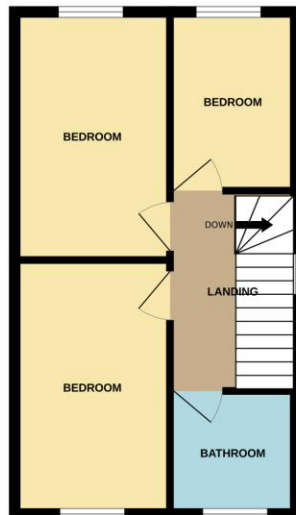
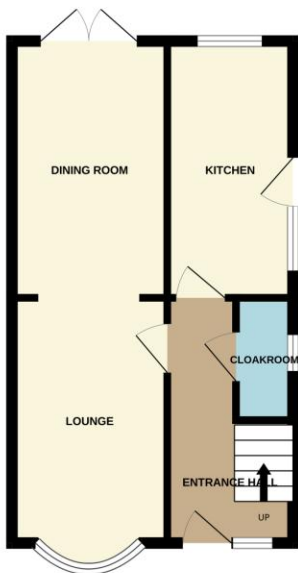
FRONT GARDEN

Laid to lawn with retaining brick wall and flower beds.



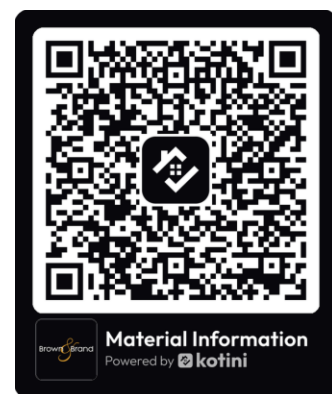
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)		
97 The Avenue BENFLEET SS7 2TD	Energy rating D	Valid until: 21 June 2030
Property type		Semi-detached house
Total floor area		97 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-audience).		
Energy rating and score This property's energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		



Material Information
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