



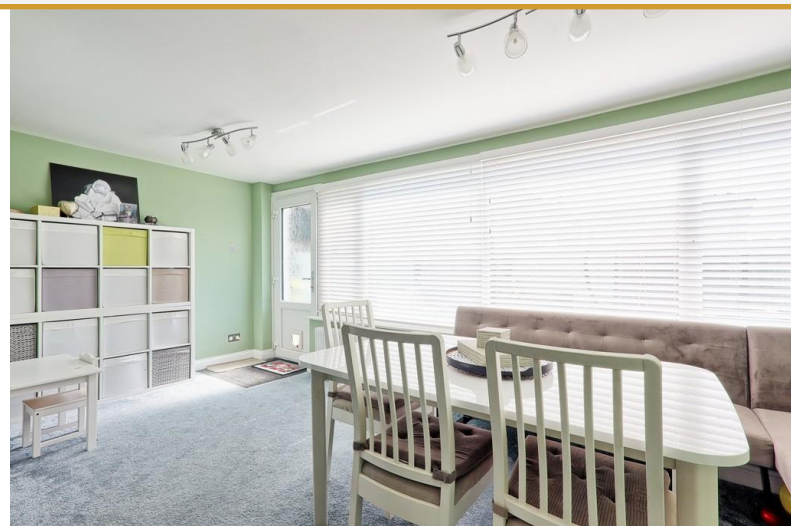
Brown & Brand



Willow Walk
Hadleigh, SS7 2RW

- Quiet cul- de-sac close to Hadleigh Town Centre
- Extended Family Terraced House
- Three/four Bedrooms(one with ensuite)
- Off Street Parking

Offers In Excess Of £385,000





Property Description

OFFERS IN EXCESS OF £385,000

Situated in a quiet yet convenient turning, ideally placed for local schools, Hadleigh town centre, bus routes and within the catchment area for King John School, is this cleverly extended and substantially improved 3/4 bedroom family home. The well-presented accommodation comprises an entrance porch and welcoming reception hall, a versatile ground floor bedroom/reception room with utility area and en-suite shower room, a modern refitted kitchen and an impressive extended lounge/diner featuring a stylish media wall. To the first floor are three further good-sized bedrooms and an upgraded family bathroom. Outside, the property benefits from a low-maintenance south-facing rear garden, while to the front is off-road parking for 2–3 vehicles. The property is offered in good decorative order throughout and provides flexible family accommodation in a highly convenient location. An early internal viewing is strongly recommended to fully appreciate the space, improvements and versatility this family home has to offer.



ACCOMMODATION

Accommodation approached via double glazed panelled entrance door giving access to

ENTRANCE PORCH

Entrance mat built-in shelving for shoes. Half glazed panel door giving access to.

ENTRANCE HALL

Carpet. Flat plastered ceiling. Access to stairs to 1st floor landing with fitted carpet and wooden handrail. Radiator stop panel doors to all rooms.

KITCHEN

10' 9" x 6' 9" (3.28m x 2.06m) Fitted in a modern range of units to ground and high-level with worktops over. In set stainless steel 1 1/2 bowl sink unit with drainer. Space for freestanding cooker with extractor hood over. Space for American style fridge freezer. Space and plumbing for dishwasher. Tiling to most walls. Flat plastered ceiling with spotlights. Double glazed window to front.

BEDROOM/RECEPTION ROOM

15' 6" x 7' 3" (4.72m x 2.21m) (max l shaped measurement) Carpet. Radiator. Built-in storage also housing upgraded trip switches and meters. Double glazed window to front. Flat plastered ceiling with spotlights. Alcove with space and plumbing for washing machine and tumble dryer. Door giving access to.

ENSUITE

Fitted in a white three piece suite comprising self-contained shower cubicle with glass screen and plumbed in shower, wash hand basin with vanity unit and close coupled WC. Tiled floor and walls. Radiator. Flat plastered ceiling with spotlights and extractor.

EXTENDED LOUNGE/DINER

22' 7" x 18' 7" (6.88m x 5.66m) Carpet. Two radiators. Flat plastered ceiling with spotlights. Feature media wall within inset fire. Access to under Stairs storage. Double glazed windows and door two rear.

FIRST FLOOR LANDING

Carpet. Doors to all rooms. Flat plastered ceiling with spotlights. Access to loft.

BATHROOM

Fitted in a modern three piece suite comprising tiled panel bath with twin head plumbed in shower, wash hand basin inset to vanity unit and close coupled WC. Tiled floor. Tiling to most walls. Towel rail/radiator. Flat plastered ceiling with extractor. Obscured double glazed window to front. Built in storage cupboard.

BEDROOM ONE

13' 9" x 9' 8" (4.19m x 2.95m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling. Range of built-in bedroom furniture to 2 walls.

BEDROOM TWO

11' x 9' 9" (3.35m x 2.97m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling. Range of built-in bedroom furniture.





BEDROOM THREE

10' 6" x 8' 7" (3.2m x 2.62m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling. Range of built-in bedroom furniture.

EXTERNALLY

REAR GARDEN

Low maintenance design with Astroturf. Privacy fencing to all aspects. Wooden shed. External tap.

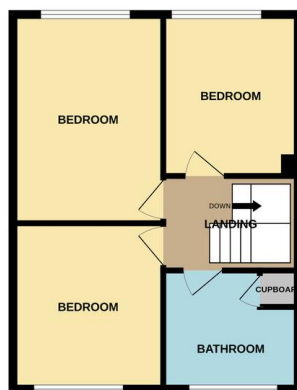
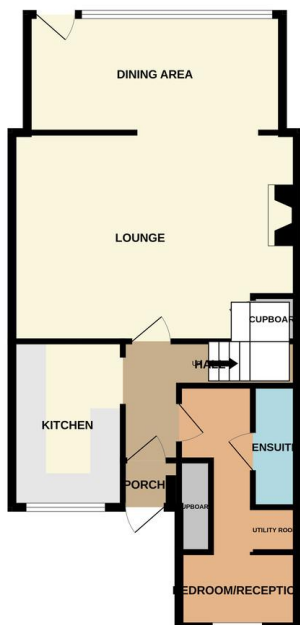
PARKING

Via concrete and block paved frontage providing off-street parking for 2/3 vehicles. External lighting.



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)		
2 MILLER WALK HADLEIGH BENFLEET SS7 2RW	Energy rating D	Valid until: 12 October 2036 Certificate number: 2160-5630-9000-4093-7991

Property type: Mid-terrace house
Total floor area: 99 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

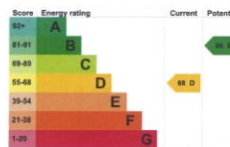
[See how to improve this property's energy efficiency.](#)

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or remaining can be given.
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