



Hazel Close, Hadleigh, Essex, SS7 2EP

4 bed semi-detached house / Guide Price £625,000 - £650,000 / t. 01702 555888

A rare opportunity to acquire this beautifully extended **four bedroom** semi-detached family home, ideally positioned in a quiet cul-de-sac in the heart of Hadleigh.

This exceptional property offers spacious and versatile accommodation throughout, featuring a stunning living room, a luxury fitted kitchen opening seamlessly into a bright family room, a separate utility room and ground-floor shower room. Upstairs, there are four well-proportioned bedrooms, a stylish four-piece family bathroom and a substantial loft area providing excellent additional storage or future potential (subject to the necessary consents).

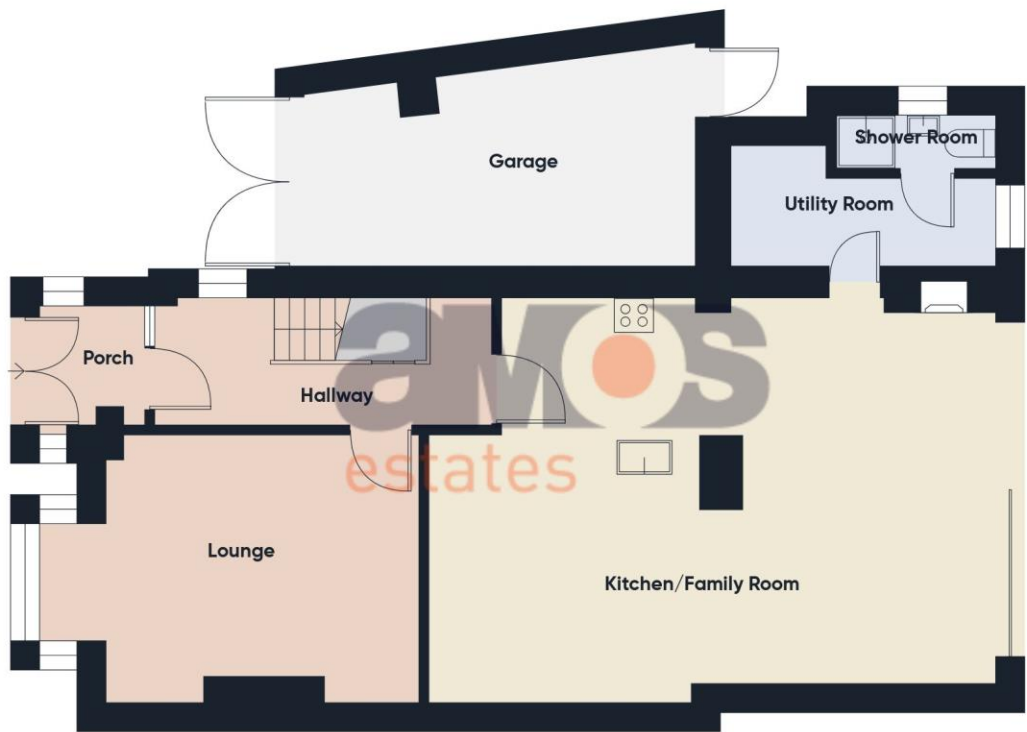
Externally, the property benefits from a south-facing rear garden measuring approximately 65ft, a large outbuilding, garage and ample off-street parking to front.

Located in the highly sought-after Hazel Close, this attractive home enjoys a peaceful setting while remaining conveniently close to Hadleigh Town Centre, local woodland walks and Leigh-on-Sea mainline station with direct routes into London Fenchurch Street. The property also falls within the catchment area for the highly regarded Hadleigh Infant and Junior Schools, making it an ideal choice for families.

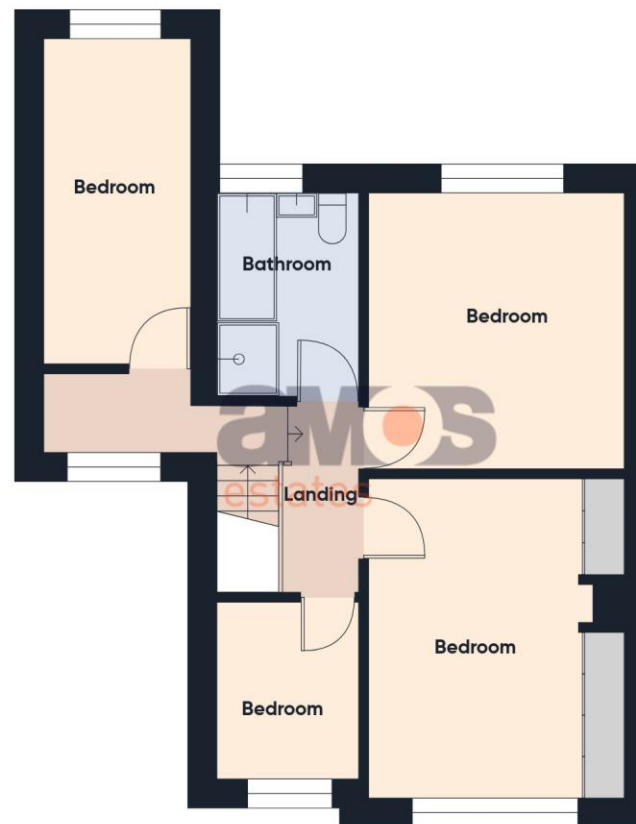
Early viewing is highly recommended. Contact us today to arrange your appointment.

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Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

**A space to  
call home.**

**Approximate total area<sup>(1)</sup>**

1868 ft<sup>2</sup>

173.4 m<sup>2</sup>

**Reduced headroom**

34 ft<sup>2</sup>

3.2 m<sup>2</sup>

(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.



## Highlights

- \ **Extended Four Bedroom Semi Detached Family Home**
- \ **Stunning Lounge With Bay Window & Fireplace**
- \ **Luxury Fitted Kitchen Open Plan To Family Room**
- \ **Utility Room & Ground Floor Shower Room**
- \ **Good Size Bedrooms**
- \ **Four Piece Family Bathroom Suite**
- \ **Large Loft Area**
- \ **South Facing Rear Garden Measuring Approx. 65ft**
- \ **Large Outbuilding**
- \ **Garage & Ample Off Street Parking**
- \ **Scope For Further Extension (subject to consent)**
- \ **Quiet Cul De Sac**
- \ **Easy Reach of Hadleigh Town, Local Parks, Woods & Leigh Station**
- \ **Hadleigh Infant & Junior School Catchments**
- \ **EPC Rating - D**
- \ **Council Tax Band - D**





Double glazed leadlight French doors opening to entrance porch.

### **Entrance Porch \**

Welcome mat, tiled flooring, spotlights, double glazed leadlight window to side, timber entrance door with obscure leadlight stained glass window adjacent opening to entrance hall.

### **Entrance Hall 14'7 x 5'4 \**

Welcome mat, wood flooring, radiator, power points, carpeted stairs with timber balustrade leading to first floor, obscure stained glass window to side, smooth plastered and covered ceiling, understairs storage cupboard, cupboard housing consumer unit and electric meter, Hive heating controls, doors to accommodation off.

### **Lounge 16'6 x 11'11 \**

Double glazed leadlight square bay window to front, Herringbone style flooring, smooth plastered and covered ceiling, two radiators, powerpoints, TV point, feature fireplace with tiled hearth, attractive built in cupboards and display shelving.

### **Kitchen/Family Room 24'9 x 17'9 Maximum Measurements \**

Stunning open planned kitchen family room comprising butler style sink with mixer tap and moulded drainer inset into a range of quartz worktops with cupboards and drawers beneath and matching eye level units, space for American style fridge freezer, integrated dishwasher, large pantry cupboard, space for Range style cooker with extractor above, tiled splashbacks, power points, breakfast bar facility, vertical radiator, feature exposed brick wall, smooth plastered and covered ceiling with inset spotlights, feature roof lantern, aluminium sliding patio doors to rear elevation leading to rear garden, feature mock fireplace with brick surround and timber mantle, TV point, door to utility room.





digitally altered for marketing

### **Utility Room 12' x 5'8 \**

Tiled flooring, radiator, space and plumbing for a washing machine and tumble dryer, smooth plastered ceiling with inset spotlights, power points, double glazed window to rear, butler style sink with worktop adjacent, door to shower room.

### **Shower Room \**

Three piece suite comprising shower cubicle with tiled surround and shower over, wall hung wash basin, push button WC, obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, tiled flooring, extractor.

### **Landing \**

Fitted carpet, smooth plastered and coved ceiling, loft access hatch with dropdown ladder leading to large loft area, radiator, double glazed leadlight window to front, doors to accommodation off.

### **Bedroom One 14' x 9'8 Plus Wardrobe Depth \**

Double glazed leadlight window to front, TV point, radiator, power points, fitted carpet, smooth plastered and coved ceiling, range of fitted wardrobes.

### **Bedroom Two 12'0 x 11'3 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points.

### **Bedroom Three 14'4 x 6'9 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

### **Bedroom Four 8' x 6'4 \**

Double glazed leadlight window to front, fitted carpet, radiator, power points, smooth plastered and coved ceiling.





### **Bathroom 9'1 x 6'4 \**

Four piece suit comprising panelled bath with chrome controls and handheld attachment, vanity wash basin with chrome mixer tap and storage below, low flush WC, shower cubicle with shower over and tiled surround, obscure double glazed window to rear, tiled flooring, smooth plastered and coved ceiling with inset spotlights, heated towel radiator.

### **Loft Area 15'7 x 10'7 \**

Large loft area accessed via drop down ladder which can be utilised as further bedroom etc. subject to the necessary consent. Smooth plastered ceiling, Velux windows, eaves storage, radiator.

### **Rear Garden \**

A lovely south facing rear garden measuring approximately 65ft in depth. Commencing with patio which continues to one side, central established lawn, outside spot lighting, outside tap, access to garage, outbuilding to far rear.

### **Outbuilding 16'4 x 16'4 \**

Large outbuilding which can be used for a variety of purposes with some minor finishing required. Double glazed doors to front double glazed windows to front and side, power and light connected.

### **Garage 18' x 9'9 Max \**

Personal door to and from garden, double doors to front, power and light connected, gas meter.

### **Front Garden \**

Block paved driveway providing ample off street parking to front.

### **Please Note \**

The photos of the kitchen have been digitally altered to show how the space would look with flooring. Please also note the pond will be removed.







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*Digital Markets, Competition and Consumers Act 2024.*

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