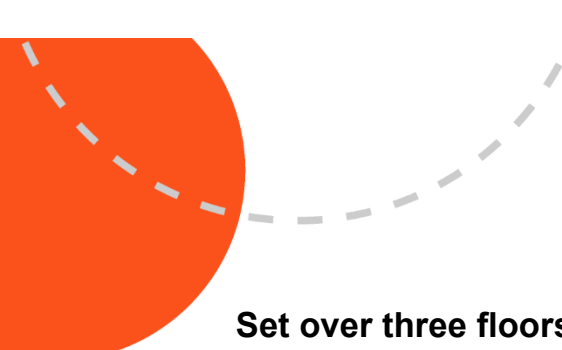




Daws Heath Road, Hadleigh, Essex, SS7 2TY
5/6 bed detached house / O.I.E.O. £690,000 / t. 01702 555888





Set over three floors, this impressive extended and spacious **five/six detached** family residence is presented in beautiful condition throughout and enjoys a highly desirable position in Daws Heath, backing directly onto Little Havens fields. Offering versatile and flexible accommodation, the property boasts a generous lounge, stunning open plan kitchen/diner and ground floor W.C., together with three/four bedrooms, a luxurious en-suite and dressing room, and family bathroom to the first floor, whilst the second floor provides two further bedrooms.

Externally, the property benefits from a beautiful rear garden measuring approximately 100ft in depth, featuring a bespoke outbuilding, alongside a garage and ample off street parking to the front.

Situated on Daws Heath Road, the property enjoys a wonderful setting with surrounding woodland and countryside nearby, whilst also being conveniently located within easy reach of John Burrows Park and Hadleigh town centre, offering an excellent selection of shops, amenities and supermarkets. Major trunk roads are also readily accessible, providing convenient transport links. A selection of highly regarded local schools can be found nearby, with the property falling within the catchment areas for Hadleigh Infant and Junior Schools and Deanes Academy.

Offered with no onward chain, early viewing is strongly advised to fully appreciate the size, versatility and outstanding location of this exceptional family home.

Find us on



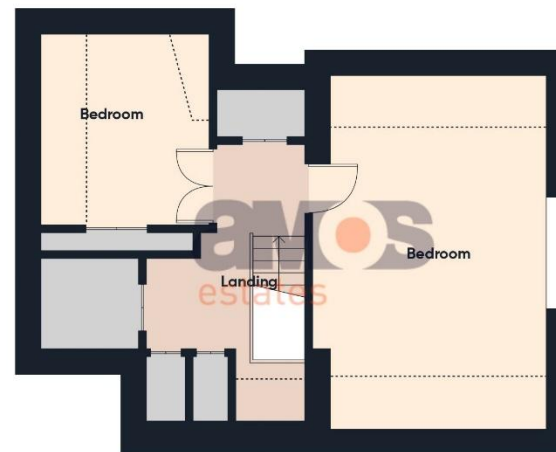
A space to call home.



Ground Floor



First Floor



Second Floor

amos
estates

Approximate total area⁽¹⁾

2059 ft²

191.3 m²

Reduced headroom

113 ft²

10.5 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 Five/Six Bedroom Detached Family Home**
- \ **Set Over Three Floors**
- \ **No Onward Chain**
- \ **Approx. 100ft Rear Garden Backing Directly Onto Little Havens**
- \ **Large Lounge**
- \ **Stunning Open Plan Kitchen/Diner**
- \ **Ground Floor W.C**
- \ **Good Size Bedrooms**
- \ **Luxury En-Suite/Dressing Room To Master**
- \ **Family Bathroom**
- \ **Outbuilding**
- \ **Garage & Ample Off Street Parking**
- \ **Beautiful Views**
- \ **Daws Heath Location**
- \ **Excellent School Catchments**
- \ **Transport Links Nearby**
- \ **Close To Woods, Nature Reserve & Parks**
- \ **EPC Rating – tbc / Council Tax Band - D**

Composite entrance door with obscure double glazed windows adjacent opening to:

Entrance Porch \ Tiled flooring, smooth plastered ceiling with inset spotlights, power point, upvc double glazed french entrance doors opening to:

Entrance Hall \ Wood flooring, radiator, smooth plastered and coved ceiling, radiator, stairs with attractive oak balustrade leading to first floor, understairs storage, thermostat control, wall light points, doors to accommodation off.

Lounge 19'10 x 11'10 \ Wood flooring, two radiators, smooth plastered and coved ceiling with inset spotlights, feature electric fire, power points, double glazed windows to front and side, double doors leading to:

Kitchen/Diner 22'10 x 21'9 'L' Shaped Maximum Measurements \ Stunning open plan kitchen/diner comprising sink with moulded drainer and chrome mixer tap inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Neff double ovens, integrated dishwasher, integrated full length fridge and freezers, space and plumbing for washing machine and tumble dryer, inset four ring Neff induction hob with Neff chimney style extractor above, integrated wine chiller, breakfast bar facility with ample storage and wine racks below, tiled splashbacks, tiled flooring, power points, USB charging points, smooth plastered ceiling with inset spotlights, vertical radiator, wall light points, cupboard housing combination boiler, double glazed windows to side, two sets of double glazed french doors to rear leading to garden, feature exposed brick wall.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and storage below, further storage cupboards, obscure double glazed window to side, smooth plastered ceiling with inset spotlights, tiled flooring and walls, heated towel radiator.



Landing \ Laminate flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, stairs with attractive oak balustrade leading to second floor, doors to accommodation off.

Bedroom One 11'11 x 10'10 \ Double glazed door with windows adjacent opening to Juliet balcony providing beautiful outlook over Little Havens, laminate flooring, radiator, power points, USB charging points, bedside lighting, fitted wardrobes, smooth plastered ceiling with inset spotlights, door to:

En-Suite Shower Room/Dressing Room 10'5 x 9'11 Max \ Stunning three piece suite comprising large walk in shower with drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, extractor, obscure double glazed windows to side and rear, tiled walls and flooring, smooth plastered ceiling with inset spotlights, heated towel radiator, fitted wardrobes.

Bedroom Two 12' x 10'6 \ Double glazed windows to front and side, fitted carpet, radiator, power points, coved ceiling, door leading to:

Dressing Room/Bedroom Six 9'8 x 8'9 Maximum Measurements \ Currently used as dressing room but could easily be converted back to a bedroom having access to and from landing in place. Double glazed window to side, laminate flooring, radiator, power points, smooth plastered ceiling with inset spotlights, fitted wardrobes.

Bedroom Four 10'8 x 7'11 \ Double glazed window to front, laminate flooring, radiator, power points, smooth plastered and coved ceiling, storage cupboard.

Bathroom 10'2 x 4'10 \ Modern four piece suite comprising panelled bath with chrome mixer tap, push button w.c, vanity wash basin with chrome mixer tap and storage below, large shower cubicle with drench style showerhead above and separate handheld attachment, obscure double glazed windows to side, extractor, smooth plastered ceiling with inset spotlights, tiled flooring, heated towel radiator.



Second Floor Landing \ Laminate flooring, radiator, smooth plastered ceiling, ample storage/eaves cupboards, doors to accommodation off.

Bedroom Three 19'2 x 12'8 \ Double glazed window to rear with beautiful outlook over Little Havens and beyond, two Velux windows, fitted carpet, power points, radiator, smooth plastered ceiling with inset spotlights, built in storage cupboards and shelving.

Bedroom Five 10'8 x 9'6 \ Velux window, laminate flooring, power points, smooth plastered ceiling with inset spotlights, storage cupboard.

Rear Garden \ A beautiful landscaped rear garden measuring approximately 100ft in depth and backing directly onto Little Havens fields. Commencing with block paved patio whilst the remainder is laid to established lawn, pathway leading to rear, well stocked flowerbeds, elevated decking to far rear with outbuilding adjacent, fencing to borders, outside power points, water supply, side access to front via timber gate, side access leading to garage.

Outbuilding 12'5 x 9'5 \ Aluminium double glazed bi-folds and window, smooth plastered ceiling with inset spotlights, laminate flooring, electric radiator, power points.

Garage 16'5 x 10'8 Max \ Power and lighting, up and over door to front, personal doors to rear and front gardens, overhead storage.

Front Garden \ Block paved driveway providing off street parking, retaining brick wall to front, outside lighting.













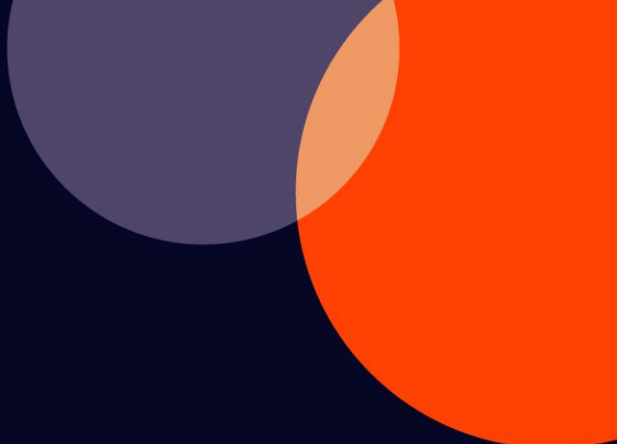
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