

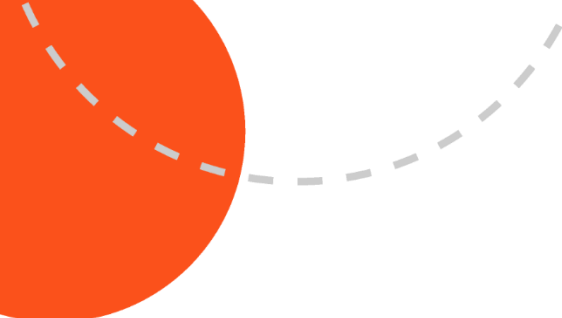


Poors Lane, Hadleigh, Essex, SS7 2LA

Two bedroom semi-detached bungalow / Guide Price £450,000 - £475,000 / t. 01702 555888

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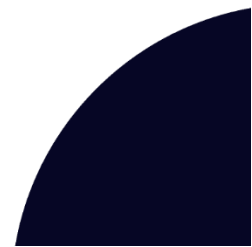


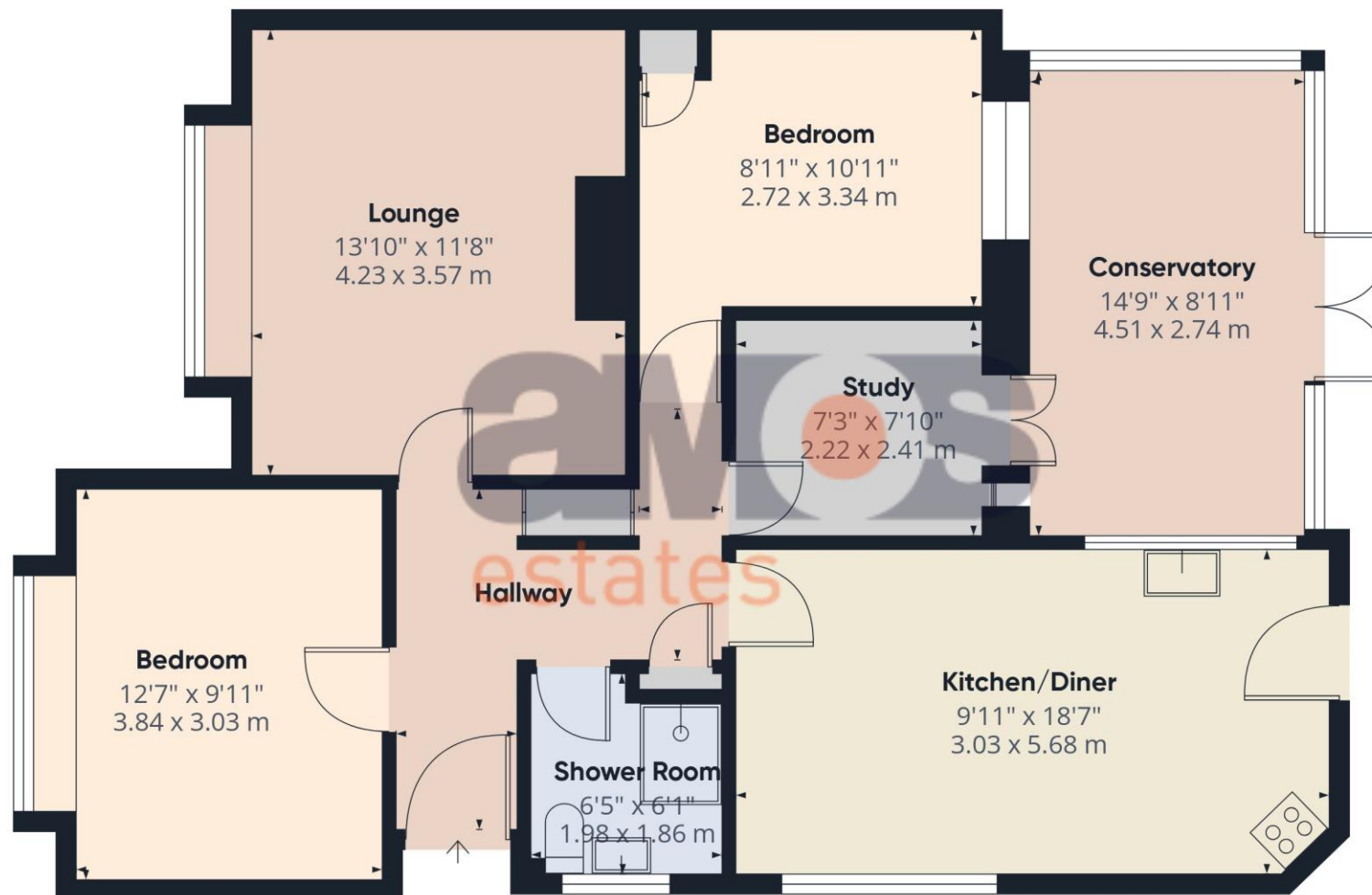
Situated on the highly sought after Poors Lane, a picturesque tree-lined road just moments from local woodland, this spacious **two-bedroom** semi-detached bungalow offers well-proportioned and versatile accommodation throughout. The property features a good size lounge, large kitchen/diner, conservatory, study, two excellent-sized bedrooms and a three-piece shower room. Externally, the home benefits from a beautifully secluded rear garden, garage and ample off-street parking.

Located in the highly regarded Poors Lane, the home is just a short stroll from local woodland, John Burrows Playing Fields and Hadleigh Town Centre with its excellent selection of shops, supermarkets, cafés and amenities. Leigh-on-Sea and convenient transport links are also within easy reach.

The property is ideally located for families, falling within the catchment areas for the highly regarded Hadleigh Infant and Junior Schools, with other excellent local schools nearby. Homes in this location are rarely available, and early viewing is highly recommended to avoid disappointment. Offered with no onward chain.

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Ground Floor Building 1



Ground Floor Building 2

**A space to
call home.**

Approximate total area⁽¹⁾

1021 ft²
94.9 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

- \ Spacious Two Bedroom Semi Detached Bungalow
- \ No Onward Chain
- \ Large Kitchen/Diner
- \ Good Size Lounge
- \ Conservatory
- \ Study
- \ Three Piece Shower Room
- \ Good Size Bedrooms
- \ Secluded Rear Garden Measuring Approx. 45ft
- \ Garage & Ample Off Street Parking
- \ Highly Regarded Poores Lane Turning
- \ Stones Throw From Local Woods
- \ Walking Distance To Hadleigh Town & John Burrows Park
- \ Excellent School Catchments
- \ Council Tax - D



Timber entrance door with obscure glazed panels opening to entrance hall.

**Entrance Hall **

Welcome mat, fitted carpet, power points, radiator, coved ceiling, thermostat control, cupboard housing alarm keypad and shelving, further small storage cupboard with shelving, telephone point, doors to accommodation off.

**Lounge 13'10 x 11'8 **

uPVC double glazed bay window to front, fitted carpet, radiator, power points, wall light points, TV point, feature fireplace housing gas fire.

**Kitchen/Diner 18'7 x 9'11 **

Ceramic double bowl 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 Neff double oven, inset four ring Bosch hob with extractor above, space and plumbing for a washing machine, space for a tall fridge freezer, integrated fridge, integrated freezer, display cabinets, tiled splashbacks, power points, uPVC double glazed door to rear leading to rear garden, uPVC double glazed windows to sides, radiator, fitted carpet, coved ceiling, cupboard housing Baxi wall mounted boiler.

**Study 7'10 x 7'3 **

Fitted carpet, loft access hatch with dropdown ladder, built in desk and storage, power points, French doors leading to conservatory.







**Conservatory 14'9 x 8'11 **

uPVC double glazed windows to sides and rear with central uPVC double glazed French doors leading to rear garden, fitted carpet, radiator, power points, TV point, wall light point.

**Bedroom One 12'7 x 9'11 **

uPVC double glazed bay window to front, fitted carpet, radiator, power points, wall light points, coved ceiling, fitted bedside units and dresser unit.

**Bedroom Two 10'11 x 8'11 **

Double glazed window to rear, fitted carpet, radiator, power points, airing cupboard housing emersion tank and shelving.

**Shower Room 6'5 x 6'1 **

Three piece suite comprising shower cubicle with shower over, pedestal wash basin with chrome mixer tap, low flush WC, tiled walls, uPVC obscure double glazed window to side, radiator.

**Rear Garden **

The property benefits from a beautiful secluded rear garden measuring approximately 45 ft in depth. Commencing with patio whilst the remainder is mainly laid to established lawn, further patio to far rear with pergola, well stocked flowerbeds, fencing to borders, side access via timber gate.

**Garage 14'2 x 8'1 **

Remote control shutter door to front, power and light connected.

**Front Garden **

Set back from the road providing a lovely front garden, block paved driveway providing off street parking with established lawn adjacent, outside tap.







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Digital Markets, Competition and Consumers Act 2024.

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