



Poors Lane, Hadleigh, Essex, SS7 2LN

4 bed detached house / £625,000 / t. 01702 555888

amos





Offered with no onward chain and positioned in one of Hadleigh's most sought after turnings, this extended **four bedroom** detached family home boasts a south-facing rear garden and spacious, versatile accommodation throughout.

The property features a large L-shaped lounge/diner, kitchen/breakfast room, separate family room and ground floor W.C., alongside generously sized bedrooms and a four-piece family bathroom suite. Further benefits include a garage and ample off-street parking provided by a sweep in-and-out driveway.

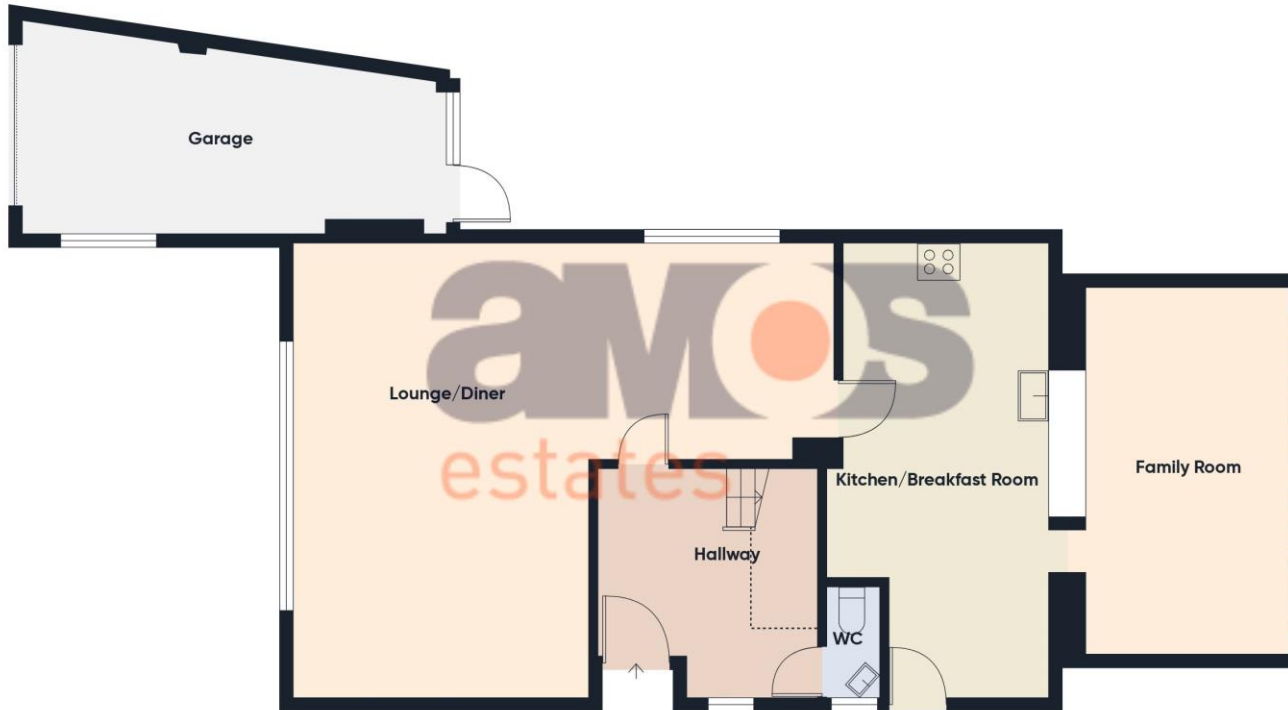
Situated in the highly regarded Poors Lane, the home is just a short stroll from local woodland, John Burrows Playing Fields and Hadleigh Town Centre with its excellent selection of shops, supermarkets, cafés and amenities. Leigh-on-Sea and convenient transport links are also within easy reach.

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.

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Ground Floor



First Floor



Approximate total area⁽¹⁾

1761 ft²

163.7 m²

Reduced headroom

20 ft²

1.9 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 Four Bedroom Detached Family Home**
- \ **Spacious Reception Rooms**
- \ **Large Kitchen/Breakfast Room**
- \ **Ground Floor W.C**
- \ **Generous Size Bedrooms**
- \ **Four Piece Family Bathroom Suite**
- \ **South Facing Rear Garden**
- \ **Garage & Off Street Parking**
- \ **No Onward Chain**
- \ **Walking Distance To Woods, John Burrows Parks & Hadleigh Town**
- \ **Excellent School Catchments**
- \ **Extremely Sought After Turning**
- \ **EPC Rating – D**
- \ **Council Tax Band - E**

Entrance door opening to:

Entrance Hall 10'7 x 10' \ Wood flooring, radiator, power points, circular stained glass window to side, thermostat control, smooth plastered and coved ceiling, stairs with timber balustrade leading to first floor, doors to accommodation off.

Lounge/Diner 24' x 21'1 'L' Shaped Maximum Measurements \ Wood flooring, upvc double glazed windows to side and front, two radiators, wall light points, power points, T.V point, fireplace, smooth plastered and coved ceiling, door to:

Kitchen/Breakfast Room 21' x 9'9 \ Double bowl stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch oven with inset four ring Bosch electric hob above and chimney style extractor over, integrated dishwasher, space for American style fridge/freezer, space and plumbing for washing machine, cupboard housing Ideal boiler, power points, Karndean tiled effect flooring, radiator, smooth plastered ceiling with inset spotlights, breakfast bar facility, obscure glazed door to side leading to sideway, open plan to:

Family Room 17'3 x 9'9 \ Karndean tiled effect flooring, bi-folding doors with integrated blinds to rear elevation leading to garden, power points, T.V point, smooth plastered ceiling with inset spotlights, radiator, two Velux windows.

Ground Floor W.C \ Two piece suite comprising push button w.c, wall hung wash basin with chrome mixer tap, radiator, obscure double glazed window to side, tiled effect flooring, smooth plastered ceiling.

Landing \ Newly fitted carpet, obscure glazed window to side at half landing, radiator, loft access hatch, smooth plastered ceiling with inset spotlights, airing cupboard housing immersion tank and shelving, doors to accommodation off.







Bedroom One 21'1 x 10'9 \ Upvc double glazed window to front, newly fitted carpet, radiator, power points, smooth plastered and coved ceiling, T.V point, thermostat control. (excellent space and scope for dressing room/en-suite to be installed).

Bedroom Two 15'2 x 10' \ Upvc double glazed window to front, newly fitted carpet, radiator, power points, smooth plastered and coved ceiling, T.V point.

Bedroom Three 10'10 x 10' \ Upvc double glazed window to rear, newly fitted carpet, radiator, power points, smooth plastered ceiling.

Bedroom Four 10'9 x 7'9 \ Upvc double glazed window to rear, newly fitted carpet, radiator, power points, smooth plastered ceiling.

Bathroom 8'9 x 6'11 \ Four piece suite comprising panelled bath with chrome controls and handheld attachment, wall hung wash basin with chrome mixer tap, push button w.c, shower cubicle with shower over and sprays/jets, tiled walls, tiled effect flooring, shaver point, obscure double glazed window to side, smooth plastered ceiling, vanity cupboard, heated towel radiator.

Rear Garden \ A lovely south facing rear garden measuring approximately 65ft in depth. Commencing with attractive patio providing outside seating facility which continues to side, established lawn, decking to far rear with timber shed and outbuilding (with power), fencing to borders, flowerbeds, outside power points, outside lighting, outside tap, large sideways with side access to front via timber gate whilst to the other side is access to:

Garage 19'11 x 6'9 \ Up and over door to front, personal door to and from garden, consumer unit, electric meter, power and light connected.

Front Garden \ Sweep in and out driveway providing ample off street parking with retaining brick wall to front and central lawn.













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POORS LANE

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