




Orchill Drive, Hadleigh, Essex, SS7 2LS

2 bedroom semi-detached bungalow / £450,000 / t. 01702 555888







A beautifully presented and extended **two bedroom** semi-detached bungalow, offered for sale with no onward chain, occupying a sought after cul de sac position in one of Hadleigh's most desirable turnings, just off Poors Lane.

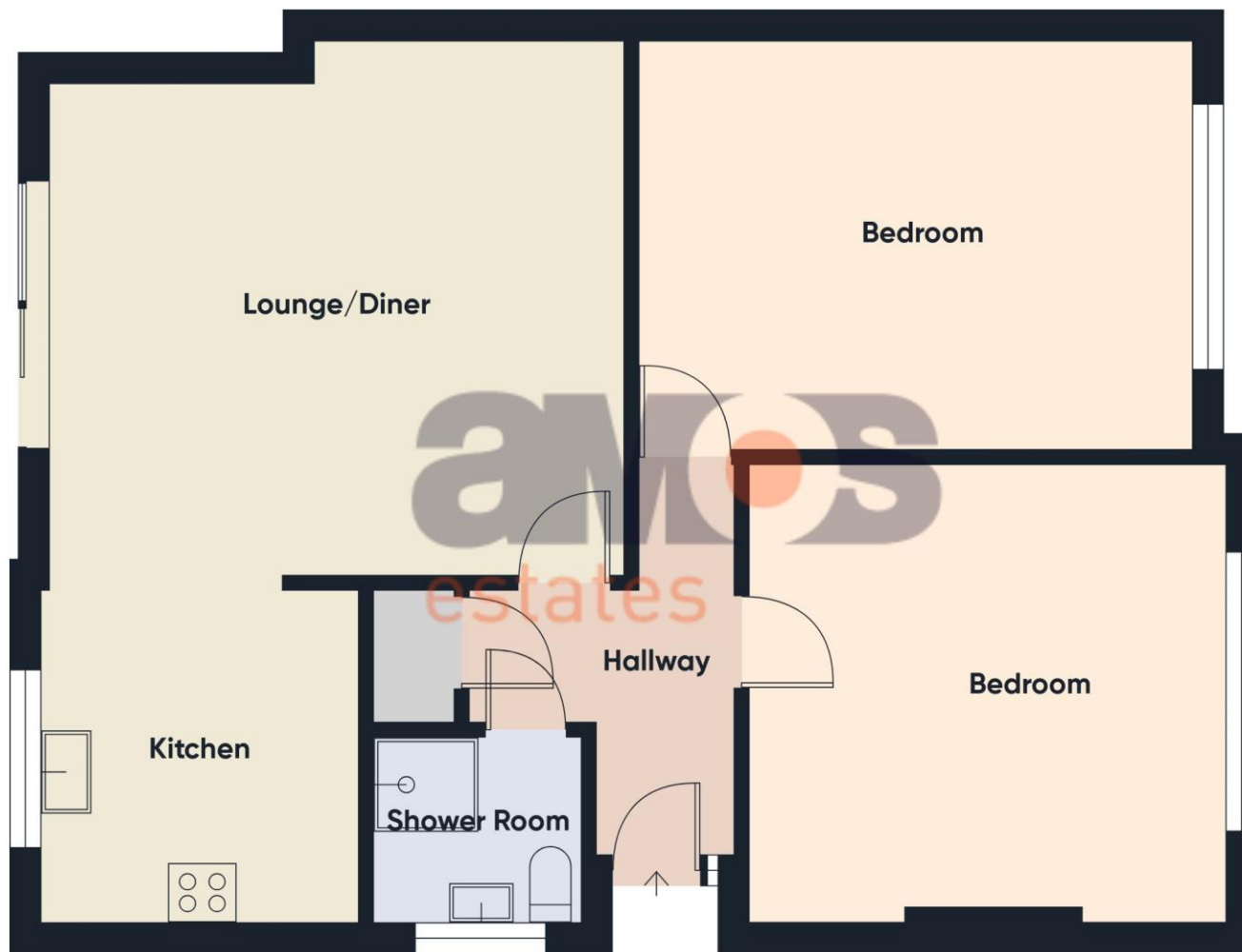
This superb home offers bright, spacious and well-appointed accommodation throughout, featuring a generous lounge/diner open plan to luxury fitted kitchen. There are two excellent-sized double bedrooms, a contemporary shower room and a secluded, low-maintenance rear garden. Further benefits include a garage and ample off-street parking.

Ideally situated within one of Hadleigh's most popular cul-de-sacs, the property enjoys a peaceful setting just a short walk from local woodland, John Burrows Playing Fields and Hadleigh Town Centre, with its excellent selection of shops, supermarkets, cafés and amenities. Hadleigh Country Park is also within easy reach, while the vibrant seaside town of Leigh-on-Sea is just a short drive away. The property is conveniently located within the catchment area for the highly regarded Hadleigh Infant and Junior Schools.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. Contact us today to arrange your viewing.

Find us on





Ground Floor Building 1

**A space to
call home.**



Ground Floor Building 2

Approximate total area⁽¹⁾

983 ft²

91.3 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

- \ **Extended Two Bedroom Semi Detached Bungalow**
- \ **Beautifully Presented**
- \ **Large Open Plan Lounge/Diner**
- \ **Stunning Fitted Kitchen**
- \ **Bespoke Three Piece Shower Room**
- \ **Two Large Double Bedrooms**
- \ **Secluded Landscaped Rear Garden**
- \ **Garage & Off Street Parking**
- \ **No Onward Chain**
- \ **Quiet Cul De Sac Directly Off Of Poores Lane**
- \ **Short Stroll To Woods, John Burrows Park & Hadleigh Town**
- \ **Hadleigh Infant/Junior & Deanes Academy School Catchments**
- \ **Rare Opportunity**
- \ **EPC Rating - E**
- \ **Council Tax Band - C**



Composite entrance door with uPVC obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall **

Laminate flooring, radiator, smooth plastered ceiling, loft access hatch, storage cupboard housing consumer unit, electric meter and power points.

**Lounge Diner 16'7 x 15'4 **

uPVC double glazed bi-folding doors to rear leading to garden, laminate flooring, two radiators, power points, TV point, smooth plastered ceiling with inset spotlights, roof lantern, open plan to kitchen.

**Kitchen 9'11 x 9'4 **

Luxury fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Smeg oven, inset Smeg four ring induction hob with chimney style extractor above, space for a tall fridge freezer, integrated washing machine, cupboard housing Vokera combination boiler, power points, smooth plastered ceiling with inset spotlights, breakfast bar facility, uPVC double glazed window to rear.

**Bedroom One 16'3 x 11'10 **

uPVC double glazed window to front, laminate flooring, radiator, power points, TV point, smooth plastered ceiling.

**Bedroom Two 13'11 x 13'5 **

uPVC double glazed window to front, laminate flooring, radiator, power points, TV point, smooth plastered ceiling.





**Shower Room 6'0 x 5'5 **

Bespoke three piece suite comprising corner shower cubicle with drench style shower head above, separate handheld attachment and tiled surround, push button WC, vanity wash basin with chrome mixer tap and storage below and adjacent, tiled flooring, heated towel radiator, uPVC obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.

**Rear Garden **

Secluded low maintenance rear garden commencing with decking providing outside seating facility with bar adjacent, remainder is laid to established lawn with crazy paved patio adjacent, further decking to far rear, LED spotlighting to decking areas, outside tap, side access to front via wrought iron gate, access to garage.

**Garage 17'0 x 9'1 **

Up and over door to front, uPVC double glazed window to side, uPVC double glazed door to side providing access to and from garden, power and light connected.

**Front Garden **

Crazy paved driveway providing off street parking with established lawn adjacent, retaining brick wall to front, outside lighting, gas meter.





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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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