



Haresland Close, Hadleigh, Essex, SS7 2UT  
2 bed detached bungalow / £500,000 / t. 01702 555888



We are delighted to bring to the market this spacious **two bedroom** detached bungalow, ideally situated in the highly sought after and peaceful Haresland Close in Daws Heath.

Offering excellent potential to extend and enhance (subject to the necessary consents), the property comprises a generous lounge/diner, fitted kitchen, two well-proportioned bedrooms, and a three piece bathroom suite.

Externally, the home benefits from a secluded west facing rear garden, garage and off-street parking, making it an ideal opportunity for buyers looking to create their perfect home in a desirable location.

Located in a sought-after turning within Daws Heath, the property is just a short distance from local woodland and Hadleigh Nature Reserve, while remaining conveniently close to major road links, Hadleigh Town Centre and local schools. Early viewing is highly recommended.

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

961 ft<sup>2</sup>

89.4 m<sup>2</sup>

**A space to  
call home.**

(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 Detached Two Bedroom Bungalow
- \ Excellent Potential
- \ West Facing Rear Garden
- \ Garage & Off Street Parking
- \ Large Lounge/Diner
- \ Generous Size Bedrooms
- \ Scope To Extend/Improve (subject to consent)
- \ Gas Central Heating Via Combination Boiler
- \ Large Loft
- \ Quiet & Peaceful Turning Within Daws Heath
- \ Close To Woods & Nature Reserve
- \ Easy Reach Of Major Trunk Roads
- \ Hadleigh Infant/Junior & Deanes Academy School Catchments
- \ Council Tax Band - E





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Obscure glazed entrance door with obscure double glazed leadlight windows adjacent opening to entrance hall.

### **Entrance Hall \**

Fitted carpet, radiator, coved ceiling, power points, thermostat control, loft access hatch with dropdown ladder leading to partly boarded loft housing combination boiler, telephone point, two storage cupboards, doors to accommodation off.

### **Lounge/Diner 23'2 x 12'5 Maximum \**

Fitted carpet, two radiators, power points, TV point, coved ceiling, double glazed leadlight bay window to front, double glazed sliding patio doors leading to rear garden, feature brick fireplace housing gas fire.

### **Kitchen 11'0 x 8'10 \**

Double bowl sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge, partly tiled walls, double glazed leadlight window to rear, tiled effect flooring, power points, coved ceiling, inset spotlights, radiator, door leading to rear garden.

### **Bedroom One 14'2 x 11'11 \**

Double glazed leadlight bay window to front, fitted carpet, radiator, power points, coved ceiling.

### **Bedroom Two 10'10 x 9'5 \**

Double glazed leadlight window to rear, fitted carpet, coved ceiling, power points, radiator.



### **Bathroom 9'8 x 6'7 \**

Three piece suite comprising panelled bath with shower above and chrome controls, pedestal wash basin with chrome mixer tap, push button WC, tiled walls and flooring, radiator, obscure double glazed leadlight window to side, coved ceiling, inset spotlights.

### **Rear Garden \**

Secluded west facing rear garden commencing with patio whilst the remainder is laid to established lawn, well stocked flower beds, two timber sheds, fencing to borders, outside tap, side access to front via timber gate and access to garage.

### **Garage 17'1 x 9'1 \**

Up and over door to front, personal door to and from garden, power and light connected, housing consumer unit and electric meter.

### **Front Garden \**

Driveway providing off street parking with established lawn adjacent, retaining brick wall to front.



### **PLEASE NOTE:-**

**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.**

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

*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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