

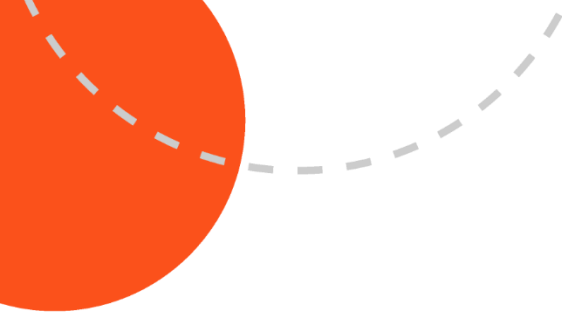


Short Road, Hadleigh, Essex, SS7 2AJ

4 bed end terraced house / **Guide Price** £475,000 - £500,000 / t. 01702 555888

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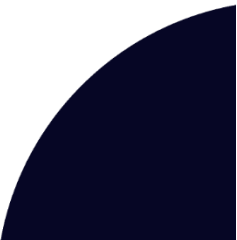


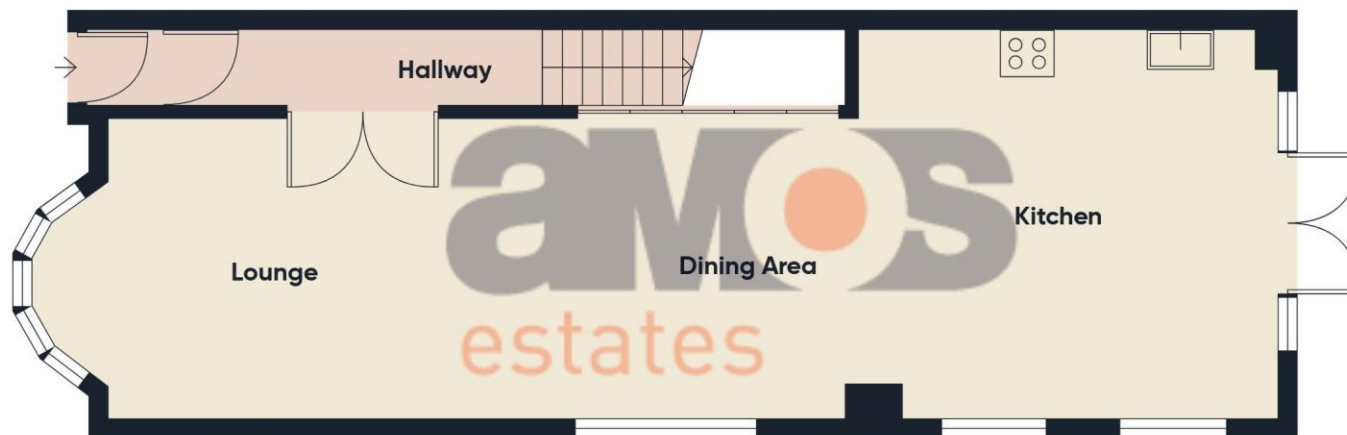
An impressive and beautifully presented **four bedroom** family home, thoughtfully extended and arranged over three floors, occupying a quiet and desirable turning in the heart of Hadleigh. Finished to an excellent standard throughout, the property boasts a stunning open plan lounge/diner incorporating a luxury fitted kitchen, four generous bedrooms and two bespoke bathroom suites. Externally, the property benefits from a beautifully landscaped, low-maintenance rear garden, providing an excellent space for outdoor entertaining, together with off-street parking to the front.

Ideally positioned within this highly sought after location, the property is just a short walk from Hadleigh Castle, Hadleigh Country Park, Hadleigh Tennis Club and Hadleigh Town Centre, with its excellent selection of shops, supermarkets and everyday amenities. There are also a number of highly regarded local schools nearby, with the property falling within the catchment areas for Hadleigh Infant & Junior Schools and King John School.

Properties of this quality and location are rarely available, so early viewing is highly recommended.

Find us on

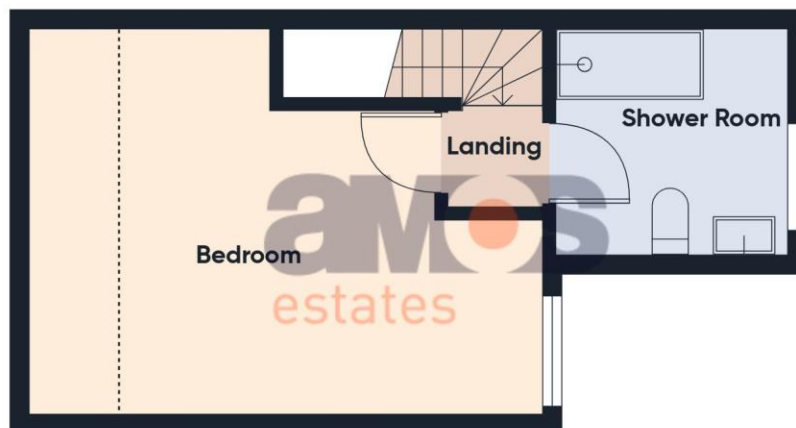




Ground Floor



First Floor



Second Floor

**A space to
call home.**



Approximate total area⁽¹⁾

1250 ft²

116.1 m²

Reduced headroom

37 ft²

3.4 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 End Terraced Family Home
- | Set Over Three Floors
- | Beautifully Presented Throughout
- | Stunning Open Plan Lounge/Diner/Kitchen
- | Generous Size Bedrooms
- | Bespoke Bathroom & Shower Room
- | Landscaped Low Maintenance Rear Garden
- | Off Street Parking
- | Hadleigh Infant/Junior & King John School Catchments
- | Close To Hadleigh Town, Hadleigh Castle & Hadleigh Tennis Club
- | Quiet Location
- | EPC Rating –
- | Council Tax Band - C



Composite entrance door opening to entrance porch.

**Entrance Porch **

Welcome mat, smooth plastered ceiling with inset spotlights, doors to entrance hall.

**Entrance Hall **

Wood effect flooring, radiator, carpeted stairs leading to first floor, smooth plastered ceiling with inset spotlights, door to lounge/diner/kitchen.

**Lounge/Diner/Kitchen 41' Into Bay x 13'5 Reducing to 10'6 **

Beautiful open planned living areas incorporating luxury fitted kitchen, currently as follows –

**Lounge **

Comprising uPVC double glazed bay window to front with shutters, radiator, wood effect flooring, smooth plastered ceiling, TV point, open to dining area.

**Dining Area **

Having wood effect flooring, smooth plastered ceiling, uPVC double glazed window to side, understairs storage cupboard, ample understairs storage cupboards, open to kitchen.

**Kitchen **

Comprising double bowl sink and drainer unit with mixer tap inset into a range of attractive quartz worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated oven with four ring electric hob above and extractor over, integrated washing machine, space for a tall fridge freezer, breakfast bar facility, integrated microwave, smooth plastered ceiling with inset spotlights, vertical radiator, cupboard housing combination boiler, uPVC double glazed windows to side and rear with uPVC double glazed French doors leading to rear garden.



**Landing **

Fitted carpet, power points, radiator, carpeted stairs with timber balustrade leading to second floor, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Bedroom Two 13'6 x 11'8 **

uPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bedroom Three 11'11 x 8'4 **

uPVC double glazed window to side, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bedroom Four 13'6 x 6'11 **

uPVC double glazed window to rear, fitted carpet, radiator, smooth plastered ceiling, loft access hatch, recess providing storage.

**Bathroom 9'11 x 6'4 **

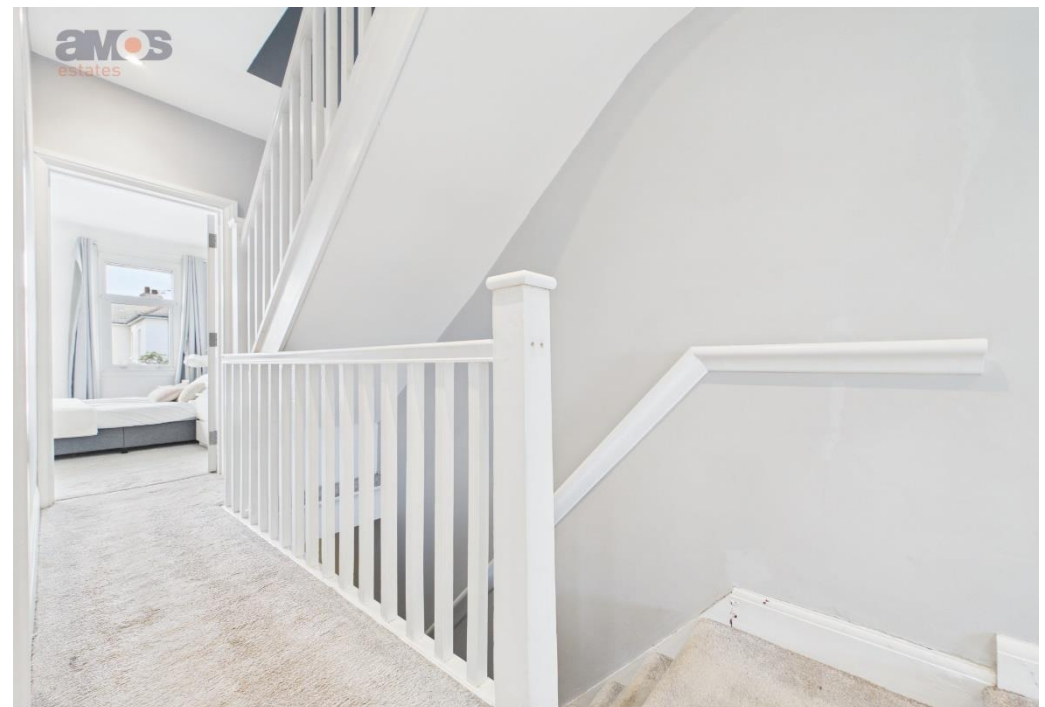
Luxury three piece suite comprising freestanding bath with chrome controls, shower over and separate handheld attachment with tiled surround, low flush WC, wall hung wash basin with chrome controls and tiled splashback, heated towel radiator, tiled effect flooring, uPVC obscure double glazed window to side, smooth plastered ceiling with inset spotlights.

**Second Floor Landing **

Fitted carpet, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Bedroom One 16'10 x 13' Maximum **

Fitted carpet, smooth plastered ceiling with inset spotlights, two Velux windows, uPVC double glazed windows to rear, radiator, eaves storage cupboard, lovely outlook over surrounding area.





**Shower Room 7'11 x 7'8 **

Large walk-in shower unit with drench style shower head above and separate handheld attachment with tiled surround, push button WC, vanity wash basin with mixer tap and storage below, tiled flooring, vanity cupboard, smooth plastered ceiling with inset spotlights, towel radiator, uPVC obscure double glazed window to rear, extractor.

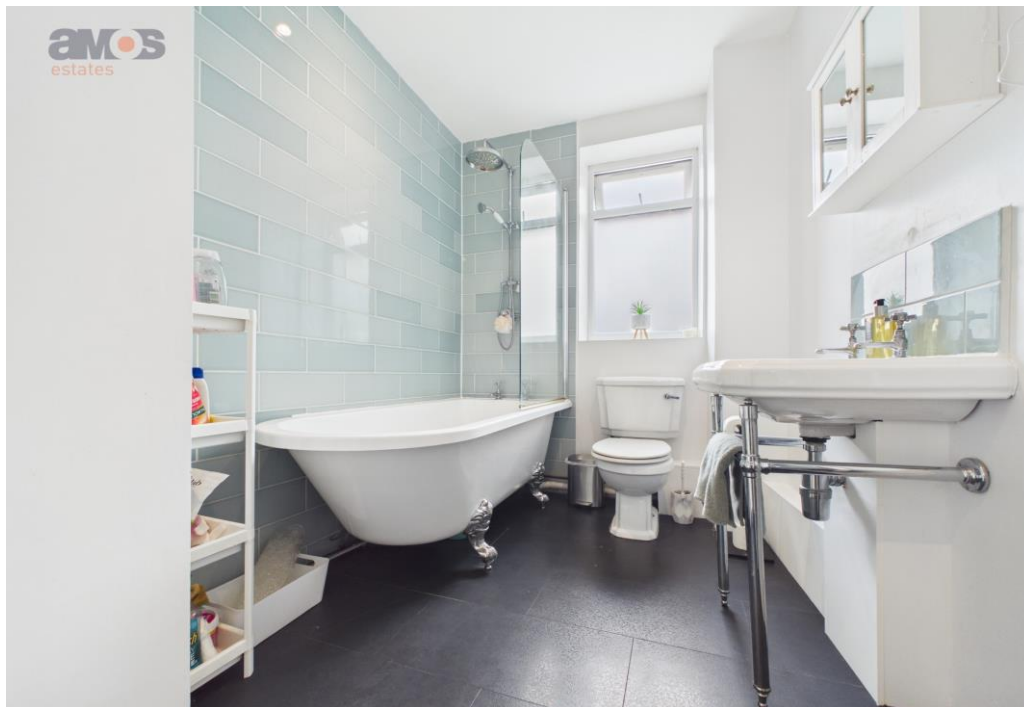
**Rear Garden **

Landscaped low maintenance rear garden commencing with patio whilst the remainder is laid to artificial lawn, large timber shed to far rear, fencing to borders, water supply, side access gate.

**Front Garden **

Driveway providing off street parking.





PLEASE NOTE:-

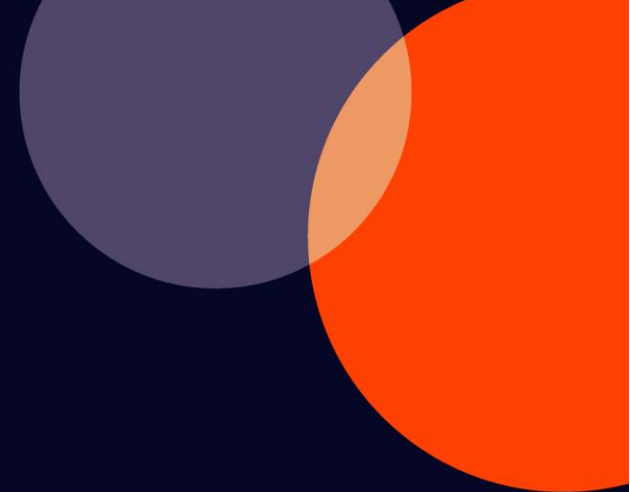
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