Dalwood Gardens, Hadleigh, Essex, SS7 2NN

2 bedroom semi-detached house / £425,000 / t. 01702 555888

Boasting modern trends whilst retaining charm and character, this good sized two bedroom semi-detached home is quietly tucked away within a popular cul de sac, conveniently situated just off Daws Heath Road. The well presented accommodation comprises a bright and spacious lounge, luxury fitted kitchen/diner, sun lounge and ground floor W.C., together with two bedrooms and a modern family bathroom to the first floor.

Externally, the property benefits from a lovely rear garden extending to approximately 50ft in depth, providing an excellent outdoor space, while off street parking is available to the front. Also benefitting from no onward chain.

Ideally positioned within this sought after location, the property is within easy reach of Hadleigh Town, offering a wide array of shops, supermarkets, cafés and everyday amenities. John Burrows Playing Fields and surrounding areas of local woodland are also close by.

The area is well served by a selection of highly regarded local schools, with the property falling within the catchment areas for both Westwood Academy and Deanes Academy.

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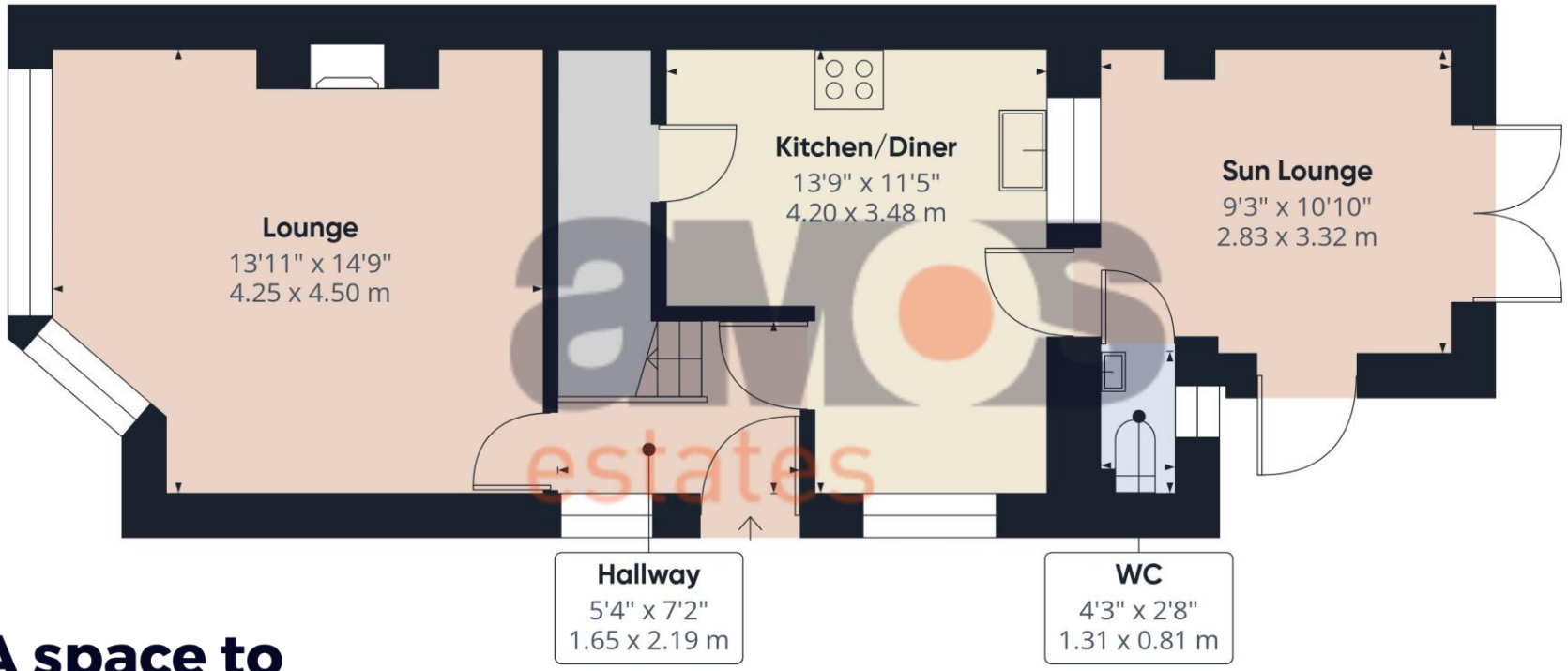

A space to call home.

Ground Floor

First Floor

W
S N
E

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Approximate total area(1)

826 ft²

76.6 m²

Reduced headroom

5 ft²

0.5 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

\ Good Size Two Bedroom Semi Detached Home

\ No Onward Chain

\ Bright & Spacious Lounge

\ Luxury Fitted Kitchen/Diner

\ Sun Lounge

\ Ground Floor WC

\ Good Size Bedrooms

\ Modern Family Bathroom

\ Secluded Approx. 50ft Rear Garden

\ Off Street Parking

\ Quiet Cul De Sac Directly Off Of Daws Heath Road

\ Close To Woods, Hadleigh Town & John Burrows Park

\ Excellent School Catchments

\ EPC - TBC

\ Council Tax Band - C

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Composite entrance door opening to entrance hall.

**Entrance Hall 7’2 x 5’4 **
Laminate flooring, radiator, power points, uPVC double glazed window to side, smooth plastered and coved ceiling, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard, doors to accommodation off.

**Lounge 14’9 13’11 **
uPVC double glazed bay window to front, fitted carpet, radiator, power points, TV point, smooth plastered and coved ceiling, feature fireplace with quartz hearth.

**Kitchen/Diner 13’9 x 11’5 **
Well fitted kitchen diner 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 Hot Point oven with four ring electric hob above and chimney style extractor over, space and plumbing for a dishwasher, space and plumbing for washing machine, space for a tall fridge freezer, tiled splashbacks, power points, smooth plastered and coved ceiling, uPVC double glazed windows to rear and side, radiator, large understairs storage cupboard housing consumer unit, door to

**Sun Lounge 10’10 x 9’3 **
uPVC double glazed French doors to rear leading to garden, laminate flooring, radiator, power points, further uPVC double glazed door to side leading to garden, door to ground floor WC.

**Ground Floor WC 4’3 x 2’8 **
Modern two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, laminate flooring, uPVC obscure double glazed window to rear, smooth plastered ceiling, wall mounted Baxi combination boiler.

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**Landing 6’5 x 5’2 **
Fitted carpet, loft access hatch with dropdown ladder, power points, smooth plastered and coved ceiling, doors to accommodation off.

**Bedroom One 13’9 x 11’6 **
uPVC double glazed windows to front, fitted carpet, two radiators, power points, smooth plastered and coved ceiling, fitted wardrobes, storage cupboard.

**Bedroom Two 11’6 x 8’2 **
uPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Bathroom 7’11 x 5’2 **
Luxury three piece suite comprising panelled bath with chrome controls, shower over and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, smooth plastered ceiling, extractor, uPVC obscure double glazed window to rear.

**Rear Garden **
A lovely secluded rear garden mainly laid to established lawn, fencing to borders, flower beds, three sheds to remain, outside tap, outside power point, side access to front via timber gate.

**Front Garden **
Driveway providing off street parking for up to two vehicles.

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