Sherwood Crescent, Hadleigh, Essex, SS7 2LG

2 bedroom semi detached bungalow / Guide Price £350,000 - £370,000 /

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Offered with no onward chain and situated in the highly sought after Sherwood Crescent, a quiet turning directly off Poors Lane, is this well positioned two bedroom semi detached bungalow. The property offers a good sized lounge, fitted kitchen, conservatory and three piece bathroom suite, together with a secluded south facing rear garden and off street parking to the front. There is also excellent potential to extend, subject to obtaining the necessary planning permissions and consents.

Rarely available in this peaceful and desirable turning, the property is ideally located within a short stroll of Poors Lane Woods and John Burrows Playing Fields, while Hadleigh Town Centre is also close by, offering a wide range of local shops, cafés, amenities and supermarkets.

Families will also appreciate the excellent selection of nearby schools, with the property falling within the catchment areas for Hadleigh Infant and Junior Schools.

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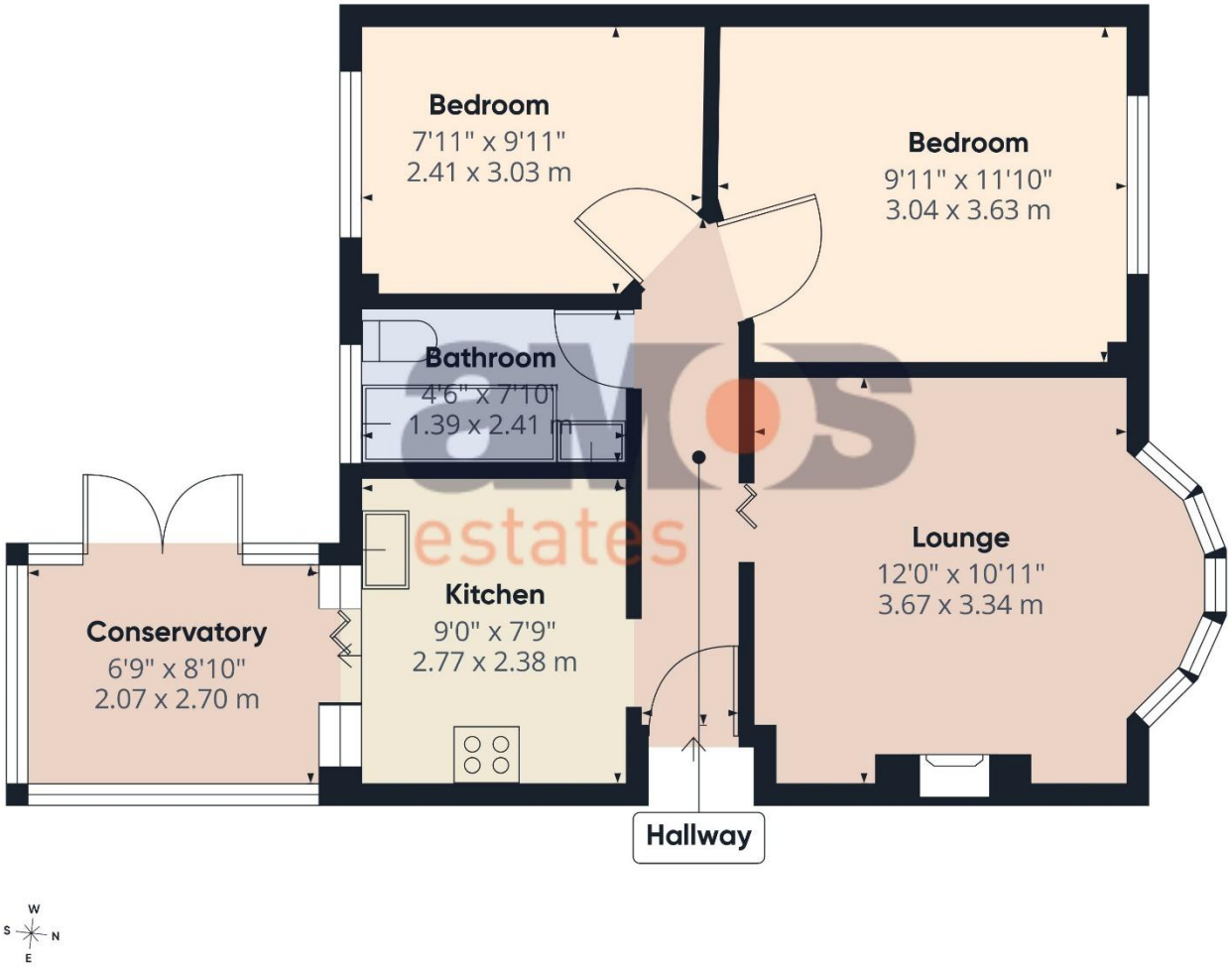

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Approximate total area(1)

558 ft²

51.8 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

\ Two Bedroom Semi Detached Bungalow

\ No Onward Chain

\ Secluded South Facing Rear Garden

\ Off Street Parking

\ Good Size Lounge

\ Conservatory

\ Excellent Scope To Extend (subject to consent)

\ Gas Central Heating Via Combination Boiler

\ Quiet Turning Directly Off Of Poors Lane

\ Close To Woods, John Burrows Park & Hadleigh Town

\ Excellent School Catchments

\ EPC Rating – TBC

\ Council Tax Band – C

\ EPC Rating - D

Obscure double glazed entrance door opening to entrance hall.

**Entrance Hall **
Laminate flooring, radiator, loft access hatch, thermostat control, doors to accommodation off.

**Lounge 12’ x 10’11 **
Double glazed bay window to front, laminate flooring, radiator, power points, feature brick fireplace housing log burner, smooth plastered and coved ceiling, TV point.

**Kitchen 9’ x 7’9 **
Stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for a cooker with extractor above, space and plumbing for a washing machine, space for a tall fridge freezer, tiled splashbacks, USB charging, power points, wall mounted Vaillant combination boiler, tiled flooring, coved ceiling, inset spotlights, double glazed door to rear with windows adjacent leading to conservatory, double glazed windows to sides and rear, double glazed French doors to side leading to rear garden, tiled flooring, power points.

**Conservatory 8’10 x 6’9 **
Double glazed windows to rear and sides, double glazed french doors to side leading to garden, tiled flooring, power points.

**Bedroom One 11’10 x 9’11 **
Double glazed window to front, fitted carpet, radiator, power points.

**Bedroom Two 9’11 x 7’11 **
Double glazed window to rear, fitted carpet, radiator, power points.

**Bathroom 7’10 x 4’6 **
Three piece suite comprising panelled bath with separate handheld attachment, low flush WC, pedestal wash basin, partly tiled walls, laminate flooring, obscure double glazed window to rear, radiator.

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**Rear Garden **
A secluded, landscaped south facing rear garden measuring approximately 40ft in depth. Mainly laid to artificial lawn with slate chippings surrounding and patio providing outside seating facility, ample sheds to remain, fencing to borders, water supply, side access to front via gates.

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

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