

HADLEIGH \ GUIDE PRICE £335,000-£345,000

Sherwood Crescent, Hadleigh, Essex SS7 2LG



A fine example of a 'Carter & Ward' bungalow in this very highly regarded location set amongst similar homes in quiet yet convenient surroundings within walking distance to Hadleigh town centre and Poors Lane woods with a detached garage and off street parking.

An attractive semi-detached bungalow which has clearly been cherished over recent years being the subject of much improvement, benefiting from spacious reception areas including Lounge/Diner and pleasant conservatory, two ample bedrooms and attractive outside areas. Must be viewed.

Call 01702 555888 to find out more...

Quote Ref: EAH5171

Nº of bedrooms

2

Style of property

Semi-Detached Bungalow

Parking

Off Street Parking & Garage

Garden

Attractive Rear Garden

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

**A Fine Example Of A Carter & Ward Bungalow In This Favoured Location \ Lounge/Diner 25'2 x 11'11 \ Kitchen 9'10 x 9'9 \ Conservatory 15'1 x 8'7 \ Bedroom One 11'4 x 10'11 \ Bedroom Two 10'11 x 8'5 \ Bathroom \ Attractive Rear Garden \ Garage 15'8 x 9'4 \ Storage Area 8'10 x 6'7 \ Off Street Parking \ Ideally Located For Poors Lane Woods, Hadleigh Town Centre & Country Park \ Rare Opportunity \ Viewings Advised **

Accommodation Comprises \

High quality UPVC obscure double glazed lead light door opening to:

**Entrance Hall ** Ample size entrance hall which is attractively decorated having welcome mat, fitted carpet, double radiator, dado rail, coved ceiling, doors to accommodation off.

**Lounge/Diner 25'2 x 11'11 (7.67m x 3.63m) ** Excellent size reception room of ideal proportions, at the front of the property is the lounge area having double glazed lead light bay window to front with pleasant open view, fitted carpet, dado rail, coved ceiling, TV point, brick fireplace, tiled hearth and mantle. The room continues towards the rear elevation which is being used as a dining area currently accommodating a dining table with seating for six with plenty of reception space adjacent, continuation of fitted carpet, coved ceiling, double glazed lead light window to side, radiator with attractive lattice cover, dado rail, wall light point, door to rear to kitchen.

**Kitchen 9'10 x 9'9 (3m x 2.97m) ** Good size kitchen situated at the rear of the property having comprehensive range of cream base and eye level units with good quality ceramic one and a half bowl sink and drainer unit, electric oven with four ring gas hob and concealed extractor over, integrated dishwasher, integrated fridge, tiled walls, ceramic floor tiles, dual aspect having double glazed windows to both side and rear elevations, airing cupboard housing insulated hot water cylinder and shelving, radiator, telephone point, obscure glazed solid wood door opening to conservatory

**Conservatory 15'1 x 8'7 (4.6m x 2.62m) ** Such is the size and quality of the conservatory clearly this is used as further reception space having quarry tiled floors, double radiator, cupboards and work surface area forming breakfast bar facility concealing washing machine, UPVC double glazed french doors opening to rear with windows to either side



Bedroom One 11'4 x 10'11 (3.45m x 3.33m) \ Good size main bedroom situated at the front of the property having a pleasant open view opposite from the double glazed bay window. The room is well decorated having fitted carpet, double radiator, range of fitted furniture including drawer units and wardrobes with overhead units forming bed recess.

Bedroom Two 10'11 x 8'5 (3.33m x 2.57m) Plus Door Recess \ Good size second bedroom having UPVC double glazed window to rear fitted carpet, double radiator, coved ceiling, loft access hatch.

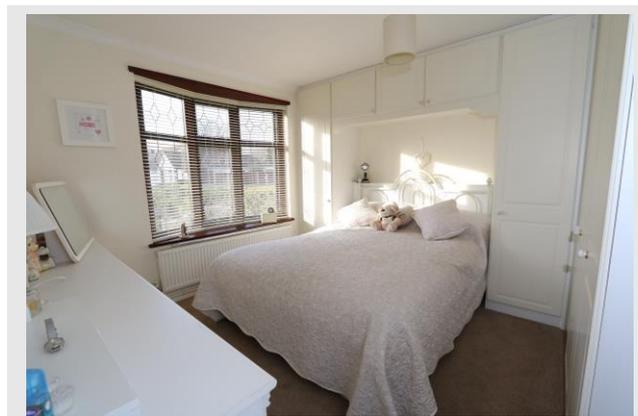
Bathroom \ Well-appointed four piece suite comprising panelled Jacuzzi bath, corner shower with mixer tap and shower attachment, pedestal wash basin, low level w.c, the room has fully tiled walls, ceramic floor tiles, extractor fan, UPVC obscure double glazed window to rear, heated towel radiator.

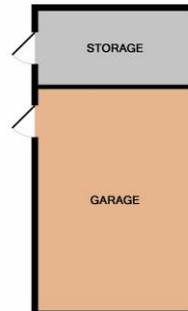
Rear Garden \ The property benefits from a delightful secluded rear garden commencing with patio providing unoverlooked outside dining area. Approximately half of the outside space is laid to established lawn with flowerbed borders encircling well stocked with various shrubs and trees, elevated hard standing to the rear upon which sits a timber shed, wrought iron gate adjoining the property providing access to the sideway having vehicular access to and from the front garden towards the garage which can also be accessed by UPVC double glazed doors from the garden.

Garage 15'8 x 9'4 (4.78m x 2.84m) \ Good size garage with electric up and over door to front, UPVC obscure double glazed window and door to side as described.

Storage Area 8'10 x 6'7 (2.69m x 2.01m) \ Situated behind the garage, a handy storage area having windows to rear, UPVC obscure double glazed door to side to and from rear garden.

Front Garden \ Attractive front garden with block paving providing off street parking for 2/3 vehicles. Pleasant lawned area with flowerbeds.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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