

DAWS HEATH \ O.I.E.O £475,000

Western Road, Daws Heath, Hadleigh, Essex, SS7 2TN



Offered with no onward chain is this deceptively spacious four bedroom detached family home having large lounge, dining room, kitchen and utility room together with a grounds floor w.c, family bathroom and en-suite to master. Outside is a secluded rear garden, garage and ample off street parking.

The property situated in the desired Daws Heath Location within easy access of local woodland, Hadleigh Town Centre, Hadleigh Castle, local schools and amenities and also being within close proximity to A127/A13 trunk roads. Viewings advised.

Call 01702 555888 to find out more...

Quote Ref: EAH5605

Nº of bedrooms

4

Style of property

Detached House

Parking

Garage & Off Street Parking

Garden

Secluded Rear Garden

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

Accommodation \

**Good Size Four Bedroom Detached Family Home \ Lounge 18'4 x 13'11 \ Dining Room 12'5 x 9'2 \ Kitchen 11'4 x 9'4 \ Utility Room 7'3 x 5'7 \ Ground Floor W.C \ Bedroom One 15'3 x 13'10 With En-Suite Shower Room \ Bedroom Two 10' x 9'3 \ Bedroom Three 11'8 x 6'8 \ Bedroom Four 9'4 x 8'11 \ Bathroom \ Good Size Secluded Rear Garden \ Garage \ Off Street Parking \ Extremely Sought After 'Daws Heath' Location \ Easy Access Of Local Woodland, Hadleigh Town Centre, Hadleigh Castle & Country Parking \ Close Proximity Of A13 & A127 Trunk Roads \ No Onward Chain \ Viewings Advised **

Accommodation Comprises \

Double glazed entrance door to:

Entrance Hall \

Good size entrance hall having fitted carpet, radiator, wall mounted alarm keypad, carpeted stairs to first floor accommodation, UPVC double glazed window to side, power points, under stairs storage cupboard, doors to accommodation off.

Lounge 18'4 x 13'11 (5.59m x 4.24m) \

Excellent size reception room having UPVC double glazed bay window to front, two radiators, wall light points, power points, TV point, fitted carpet, attractive brick fireplace with gas coal effect fire, doorway to dining room.

Dining Room 12'5 x 9'2 (3.78m x 2.79m) \

Another good size reception room having fitted carpet, radiators, power points, UPVC double glazed sliding patio doors leading to rear garden, door to kitchen.

Kitchen 11'4 x 9'4 (3.45m x 2.84m) \

Well fitted kitchen comprising stainless steel sink and drainer unit with swan neck mixer tap inset into a range of roll edge work surfaces with cupboards and drawers beneath and matching eye level units, integrated electric oven with four ring electric above, tiled splash backs, UPVC double glazed window to rear, tiled effect flooring, door to utility room.

Utility Room 7'3 x 5'7 (2.21m x 1.7m) \

Having continuation of tiled effect flooring, space and plumbing for washing machine and further appliance spaces, power points, door to side leading to outside space.

Ground Floor W.C \

Two piece suite comprising low flush w.c, wall hung vanity wash basin with tiled splash back, UPVC obscure double glazed window to side, fitted carpet.



Landing \

Having UPVC double glazed window to side, continuation of fitted carpet, loft access hatch, power points, cupboard with shelving and housing immersion tank, doors to accommodation off.

Bedroom One 15'3 x 13'10 (4.65m x 4.22m) Into Wardrobe Depth \

Excellent size master having fitted carpet, radiator, power points, coved ceiling, UPVC double glazed window to front. To one wall are fitted wardrobes with sliding mirror fronted doors, door to en-suite shower room.



En-Suite Shower Room \

Three piece suite comprising low flush w.c, vanity wash basin, shower cubicle with shower over, fully tiled walls, fitted carpet, UPVC obscure double glazed window to side, coved ceiling, inset spotlights.



Bedroom Two 10' x 9'3 (3.05m x 2.82m) \

Another good size bedroom having UPVC double glazed window to rear, fitted carpet, power points, coved ceiling radiator.

Bedroom Three 11'8 x 6'8 (3.56m x 2.03m) Increasing To 10'1 (3.56m x 3.07m) \

Having UPVC double glazed window to front, radiator, fitted carpet, coved ceiling, power points.



Bedroom Four 9'4 x 8'11 (2.84m x 2.72m) \

Ample fourth bedroom having UPVC double glazed window to rear, fitted carpet, radiator, coved ceiling, power points.

Bathroom \

Three piece suite comprising panelled bath with shower attachment, low flush w.c, vanity wash basin with cupboard below, radiator, tiled walls and flooring, UPVC obscure double glazed window to rear.

Rear Garden \

The property benefits from a good size secluded rear garden which is mainly laid to well established lawn with well stocked flowerbeds full of flowers, shrubs and trees, timber shed, access to front via side gate, door to garage.

Garage \

Good size garage with further up and over door to front, power and light connected.

Front Garden \

A pretty front garden with plenty of off street parking.





GROUND FLOOR
APPROX. FLOOR
AREA 789 SQ.FT.
(74.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1397 SQ.FT. (129.8 SQ.M.)
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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