

Central Avenue, Hadleigh, Essex, SS7 2NP

2 bedroom detached bungalow / Guide Price £450,000 - £475,000 / t. 01702 555888



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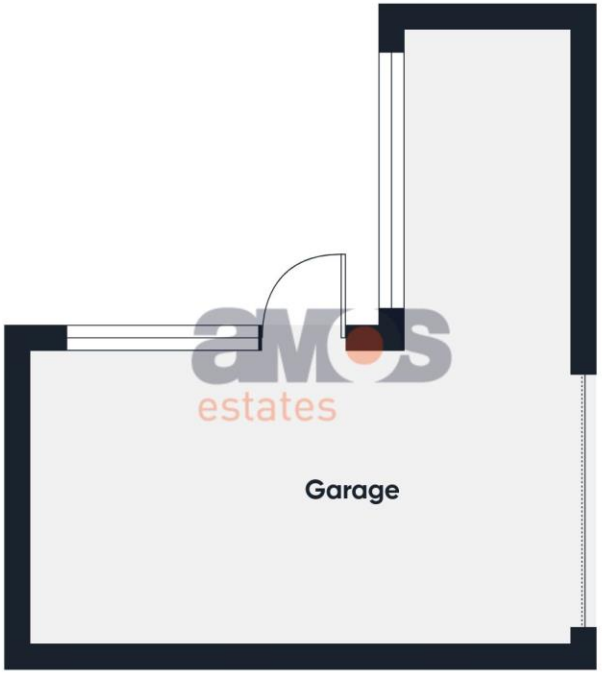
Situated within this quiet cul de sac, directly off Daws Heath Road, is this good size two bedroom detached bungalow. The property offers two reception rooms, a well-fitted kitchen, two generous double bedrooms, an en-suite shower room to the master bedroom and a further family bathroom. Outside, the property enjoys a secluded rear garden measuring approximately 90ft in depth, together with a detached garage situated to the rear. Also offering excellent scope for extension (subject to the necessary consent).

Ideally positioned within this highly sought-after turning, the property provides easy access to the surrounding woodland, John Burrows Playing Fields and Hadleigh Town Centre, which offers an excellent selection of shops, supermarkets, cafés and everyday amenities. A number of well-regarded local schools are also within easy reach, with the property falling within the catchment areas for Hadleigh Infant & Junior Schools and Deanes Academy.



Ground Floor Building 1

A space to call home.



Ground Floor Building 2

Approximate total area(1)

991 ft²

92.1 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

\ Good Size Two Bedroom Detached Bungalow

\ Two Reception Rooms

\ Well Fitted Kitchen

\ Two Double Bedrooms

\ En-Suite To Master

\ Family Bathroom

\ Private & Secluded Rear Garden Measuring Approx. 90ft In Depth

\ Detached Garage To Rear With Rear Access

\ Potential For Off Street Parking To Front (subject to a drop down kerb)

\ Scope For Extension (subject to the necessary consent)

\ Sought After Cul De Sac

\ Close To Woods, John Burrows Park & Hadleigh Town

\ Easy Reach of Transport Links

\ Excellent School Catchments

\ EPC – D

\ Council Tax Band – D


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Obscure double glazed leadlight entrance door to entrance hall.

**Entrance Hall **
Fitted carpet, smooth plastered ceiling, radiator, loft access hatch, power points, thermostat control, doors to accommodation off.

**Lounge 15’5 x 9’11 **
uPVC double glazed window to front with secondary glazing, fitted carpet, radiator, power points, TV point, coved ceiling, wall light points.

**Dining Room 10’8 x 9’8 **
uPVC double glazed window to side with secondary glazing, fitted carpet, radiator, power points, smooth plastered and coved ceiling, storage cupboard, TV point, doorway to kitchen.

**Kitchen 10’7 x 10’7 **
Well fitted kitchen comprising double bowl sink and drainer unit with extendable mixer tap inset into a range of attractive worktops with cupboards and drawers beneath and matching eye level units, integrated oven, inset four ring hob with extractor above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tall fridge freezer, uPVC double glazed windows to side and rear, double glazed door to side leading to sideway, radiator, tiled splashbacks, power points, Herringbone style flooring, coved ceiling.

**Bedroom One 16’7 Reducing to 10’4 x 9’10 **
uPVC double glazed window to rear with secondary glazing, fitted carpet, radiator, power points, coved ceiling, TV point, door to en-suite shower room.







**En-Suite Shower Room 5’11 x 5’10 **
Three piece suite comprising corner shower cubicle with shower over and tiled surround, push button WC, pedestal wash basin with chrome controls, heated towel radiator, extractor, coved ceiling, shaver point.

**Bedroom Two 12’4 x 10’8 **
uPVC double glazed window to front with secondary glazing, fitted carpet, radiator, power points, coved ceiling, TV point.

**Bathroom 7’4 x 6’6 **
Three piece suite comprising panelled bath with shower over, pedestal wash basin with chrome mixer tap, low flush WC, part tiled walls, shaver point, obscure leadlight window to side, radiator.

**Rear Garden **
The property benefits from a lovely secluded rear garden commencing with patio whilst the remainder is laid to established lawn, pathway leading to far rear, well stocked flower beds, fencing to borders, side access to front via timber gate, outside tap, timber shed to far rear and access to detached garage.

**Garage 17’5 x 9’9 Increasing to 19’11 **
Excellent feature which could be converted to a variety of uses having person door to and from garden, up and over door to rear providing access to and from Southfield Close, overhead storage.

**Front Garden **
Laid to established lawn with retaining brick wall to front, scope for off street parking (subject to permission for a drop down kerb to be installed).









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