

Leigh Heights, Hadleigh, Essex, SS7 2JN

2 bedroom detached bungalow / O.I.E.O £500,000 / t. 01702 555 888



Find us on

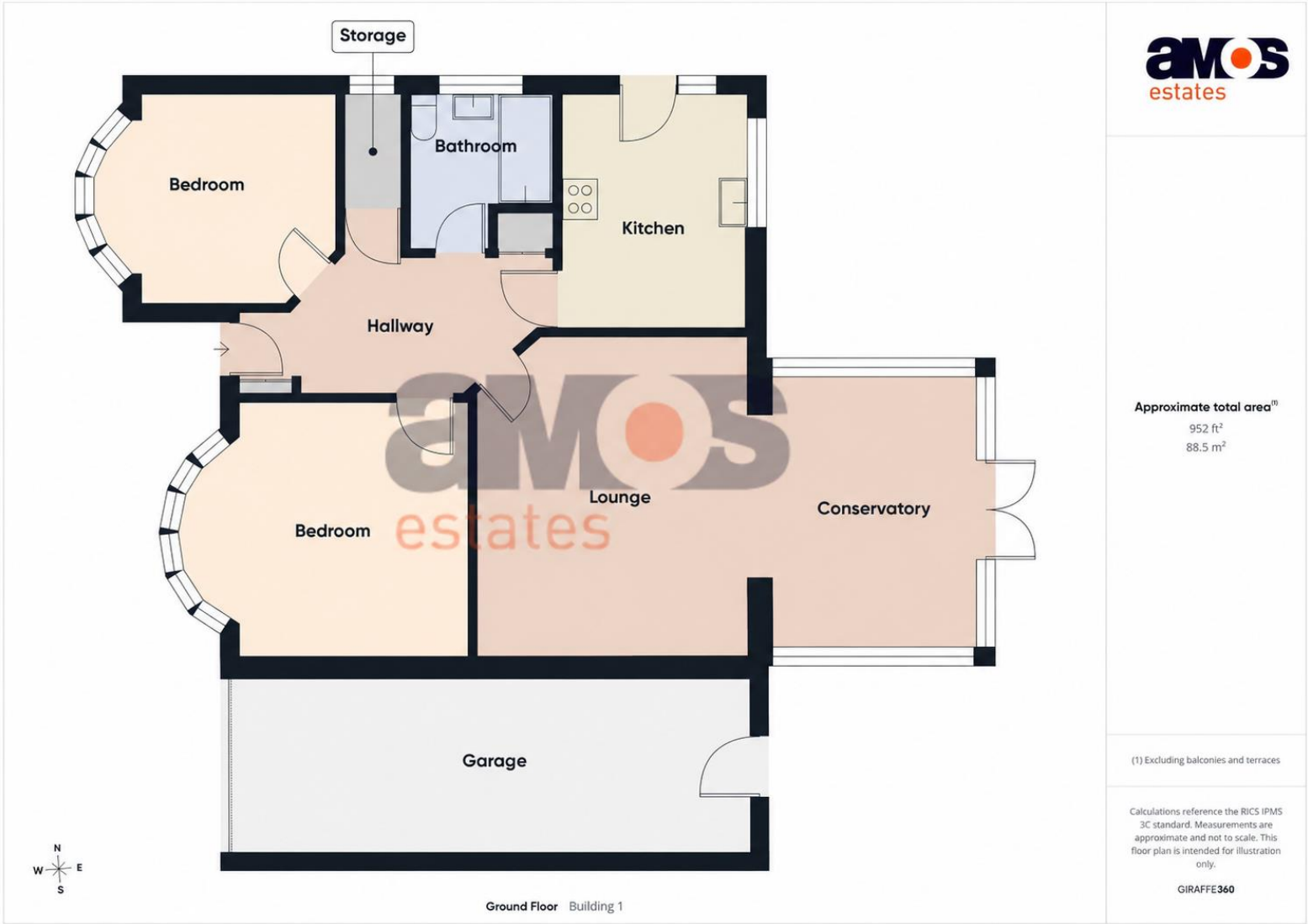
Situated in one of Hadleigh's most sought after turnings is this spacious and beautifully presented two bedroom detached bungalow.

Offering well proportioned accommodation throughout, the property boasts a generous lounge opening into a conservatory, a stunning fitted kitchen, two double bedrooms and a modern bathroom suite.

Externally, the property enjoys a beautifully landscaped and secluded rear garden measuring approximately 65ft in depth, featuring two versatile cabins currently utilised as home offices. Further benefits include a garage and ample off street parking to the front. The property also offers excellent potential for further extension to the side, rear and into the loft (subject to the necessary planning permissions and consents), if desired.

Enjoying a peaceful setting within this popular residential turning, the property is conveniently positioned just a short walk from Hadleigh Town Centre, with its excellent selection of shops, supermarkets and cafés. There is also easy access to nearby woodland, parks and the historic Hadleigh Castle, whilst a choice of well regarded local schools can be found close by. The property also falls within the catchment areas for Hadleigh Infants and Junior Schools.

A space to call home.



amos estates

Approximate total area(1)

952 ft²

88.5 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.

GIRAFFE360





Highlights

\ Spacious Two Double Bedroom Detached Bungalow

\ Immaculately Presented

\ Large Lounge Opening To Conservatory

\ Stunning Fitted Kitchen

\ Modern Bathroom Suite

\ Landscaped Rear Garden Measuring Approx. 65ft in Depth

\ Two Versatile Cabins Currently Used As Homes Offices

\ Garage

\ Off Street Parking

\ Excellent Scope For Extension

\ Gas Central Heating Via Combination Boiler

\ Easy Reach Of Hadleigh Town & Local Woods

\ Hadleigh Infant & Junior School Catchments

\ Easy Access To Leigh Station

\ Solar Panels

\ EPC – tbc

\ Council Tax Band – D



uPVC obscure double glazed entrance door opening to entrance hall.

**Entrance Hall 14’11 x 6’6 Max **
Fitted carpet, radiator, smooth plastered ceiling, loft access hatch with dropdown ladder leading to partly boarded loft space, cupboard housing meters and consumer unit, further storage cupboards, doors to accommodation off.

**Lounge 15’1 x 12’11 **
Fitted carpet, radiator, power points, smooth plastered and coved ceiling, TV point, wall light points, feature fireplace housing log burner, two semi-circular stained glass windows to side, open to conservatory.

**Conservatory 13’ x 9’8 **
Fitted carpet, uPVC double glazed windows to sides and rear, uPVC double glazed French doors to rear leading to rear garden, power points.

**Kitchen 11’3 x 8’10 **
Stunning fitted kitchen comprising stainless steel sink with extendable mixer tap inset into a range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Bosch oven with Bosch four ring gas hob above and extractor over, integrated fridge freezer, space and plumbing for a washing machine, integrated dishwasher, wine rack, power points, laminate flooring, radiator, uPVC double glazed windows to rear and side, further uPVC double glazed door to side leading to sideway, smooth plastered ceiling.

**Bedroom One 13’11 x 12’ **
uPVC double glazed leadlight bay window to front, fitted carpet, radiator, power points, smooth plastered ceiling.






amos
estates

**Bedroom Two 11’3 Into Bay x 9’11 **
uPVC double glazed leadlight bay window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom 7’7 x 6’4 **
Modern three piece suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights, heated towel radiator.

**Rear Garden **
A lovely secluded rear garden commencing with patio, whilst the remainder is mainly laid to established lawn, pathway leading to far rear with attractive patio providing outside seating facility with decking adjacent, well stocked flower beds, fencing to borders, side access to front via wrought iron gate, outside tap, outside power points, access to garage and two timber cabins.

**Cabin One 13’ x 9’9 **
French doors with windows adjacent and to side, ample power points.

**Cabin Two 8’ x 8’ Approximate Measurements **
French doors to front with windows adjacent, power and light connected.

**Garage 24’6 x 7’9 **
Personal door to and from garden, up and over door to front, power and light connected.

**Front Garden **
Block paved driveway providing off street parking with established lawn adjacent and retaining brick wall to front.











PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.
Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.
Digital Markets, Competition and Consumers Act 2024.
These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosestates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosestates.com

amosestates.com