



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- CLOSE TO HADLEIGH TOWN CENTRE
- 20' LOUNGE
- 16' FITTED KITCHEN

46 Poors Lane, Hadleigh, Essex, SS7 2LN

Guide Price £400,000

Viewings available Saturday 15th January call to book your appointment. Location Location Location. An ideal opportunity to acquire this semi detached 2 bedroom bungalow standing on a good size plot with a large rear garden. Within a short walk to Hadleigh Town Centre and the Nature Reserve this property is being sold with no onward chain.



Property Description

ENTRANCE HALL

Double glazed entrance door with a stained glass lead light inset leads to the entrance hall. Double glazed window to the side. High level meter cupboard. Radiator. Access to the loft.

LOUNGE/DINER

20' 4" x 12' 0" narrowing to 8'10" (6.2m x 3.66m) This good size room has double glazed sliding patio doors leading to the rear garden. Double glazed window to the side. Stone fireplace with an electric fire and adjacent shelving. Coving. Radiator.

KITCHEN

16' x 7' 4" (4.88m x 2.24m) Fitted with a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Space for a slide in cooker. Wall mounted gas fired central heating boiler. Double glazed window to the rear. Radiator. Breakfast bar. Double glazed window to the side and two further obscure glazed windows.

BEDROOM ONE

13' 8 max" x 10' 11" (4.17m x 3.33m) Double glazed bay window to the front. Double radiator. Sliding door wardrobes. Coving.

BEDROOM TWO

8' 8" x 7' 7 plus wardrobes" (2.64m x 2.31m) Double glazed window to the front. Radiator. Sliding door mirrored wardrobes. Coving.

SEPARATE WC

Low level wc in white. Obscure double glazed window to the side.





BATHROOM

2 piece suite in Sage comprising a pedestal wash hand basin and panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the side. Storage cupboard. Radiator. Coving.

FRONT GARDEN

Providing crazy paved off street parking via a shared crossover. Side access to the rear garden.

REAR GARDEN

This good size large rear garden measures approximately 120' in length and is mainly laid to lawn with some screen fencing. Patio. Side access to the front. She and a summerhouse to remain.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.