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- 3 GOOD SIZED BEDROOMS
- LARGE LOUNGE/DINER
- ADDITIONAL STUDY/PLAY ROOM
- SPACIOUS FAMILY KITCHEN

12 St. Marks Road, Hadleigh, Essex, SS7 2PY

Room for all the family! Large 3 bedroom detached bungalow located in a popular no through road within walking distance to Hadleigh town centre and King John School. Large family kitchen and study/play room with the bonus of an additional separate WC. West facing garden. Viewing advised.

Guide Price £450,000



## Property Description

### HALL

Entrance into the hallway with beautiful Amtico flooring. Useful storage cupboard. Radiator.

### CLOAKROOM

Wall mounted hand wash basin. Close coupled WC. Radiator. Double glazed window to side with opaque glass. Light marble effect vinyl flooring.

### LOUNGE/DINER

24' 06" x 11' 08" NARROWING TO 9' 02" (7.47m x 3.56m) A large reception room with a feature fireplace and patio doors to the garden. Additional double glazed window to the side. 2 radiators. Carpet. Door to additional reception room.

### STUDY/PLAYROOM

11' 07" x 9' 0" (3.53m x 2.74m) A useful additional reception room which is suitable for a variety of uses. Double glazed window to the side. Radiator. Carpet.

### KITCHEN/BREAKFAST ROOM

15' 04" x 12' 07" NARROWING TO 10' 06" (4.67m x 3.84m) A true family sized kitchen/breakfast room with a range of solid wood eye and base level units with laminate work surfaces over and a one and a half sink. Tiled splashback. Free standing oven incorporating hob. Breakfast bar with stools. There is also a washing machine, dishwasher and undercounter fridge and freezer. Double glazed window to rear. Access to the rear garden via a half glazed door. Radiator. Amtico flooring.



### BEDROOM ONE

15' 01" INTO BAY" x 11' 07" INTO THE WARDROBE" (4.6m x 3.53m) Double glazed bay window to the front. Fitted sliding



wardrobe doors 2 with mirrors to one wall. Carpet. Radiator.

#### BEDROOM TWO

14' 01" INTO BAY" x 11' 08" (4.29m x 3.56m) Another great sized double bedroom with a double glazed bay window to the front. Radiator. Carpet.

#### BEDROOM THREE

11' 07" x 10' 10" (3.53m x 3.3m) A third double bedroom. Double glazed window to side. Radiator. Carpet.

#### BATHROOM

Bath with mains shower over and glass shower screen. Pedestal hand wash basin. Close coupled WC. Part tiled. Airing cupboard. Radiator. Double glazed window to side with opaque glass. Light marble effect vinyl flooring.

#### GARAGE

The garage is detached and is accessed via the driveway to the side of the property.

#### FRONT GARDEN

Off street parking provided by the driveway to the garage. The remainder of the front garden is laid to lawn with mature borders.

#### REAR GARDEN

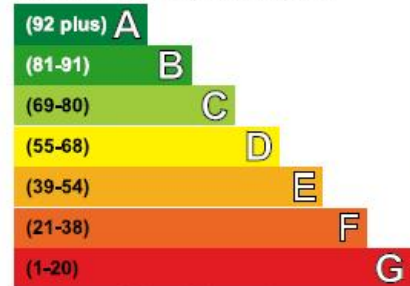
A good sized west facing garden commencing with a patio area. The remainder is laid to lawn with mature shrubs.





## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	72
49	

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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