



STUART THOMAS  
ESTATES



- FANTASTIC LOCATION
- LOUNGE WITH WOOD BURNER
- LUXURY KITCHEN/DINER
- TWO LARGE DOUBLE BEDROOMS

## 10 Springfield, Hadleigh, SS7 2SS

Guide Price £475,000 to £500,000 This PARTICULARLY SPACIOUS DETACHED BUNGALOW is located adjacent to the John Burrows Playing Field and therefore ideal for dog walkers. Superbly fitted kitchen/diner, conservatory/utility room, attractive Lounge with a WOOD BURNING STOVE, LUXURY SHOWER ROOM and two LARGE DOUBLE BEDROOMS. Ample parking and a BEAUTIFUL WRAP AROUND GARDEN.

Guide Price £475,000



## Property Description

### ENTRANCE HALL

Double glazed entrance door with a lead light glazed panel leads to the entrance hall. Radiator. Access to the loft. Wood effect flooring. Inset ceiling spotlights.

### LOUNGE

18' 4" x 10' 9" (5.6m x 3.3m) A very attractive room with a large double glazed lead light bay window to the front aspect. Double radiator. A feature red brick fireplace with a wood burning stove and a wood mantle over. Two wall light points. Air conditioning unit.

### KITCHEN/DINER

16' 1" x 10' 3" (4.91m x 3.14m) This good size room is superbly fitted with a range of gloss white units at eye and base level with ample wood effect work surfaces over. 4 ring gas hob with an extractor cooker hood over, Two built in ovens with grills. Space for a microwave. Space for a slimline dishwasher and fridge/freezer. One and a half bowl single drainer sink unit with a mixer tap over. Built in bench seating unit. Inset ceiling spotlights. Double glazed window overlooking the garden. Wood effect flooring.



### CONSERVATORY/UTILITY ROOM

9' 2" x 7' 6" (2.8m x 2.3m) Off the kitchen with twin double glazed doors leading to the rear garden. Base level units with a one and a half bowl single drainer sink unit with a mixer tap over.

### BEDROOM ONE

13' 11" x 10' 4" (4.26m x 3.15m) A good size room with a double glazed window to the rear. Wood effect flooring. Air conditioning unit.



#### BEDROOM TWO

19' 8" x 8' 2" (6.0m x 2.5m) This particularly large bedroom can easily double up as a study too with double glazed windows to the rear and side. Two radiators. Coving.

#### SHOWER ROOM

Well fitted with a 3 piece white suite comprising a low level wc with a concealed cistern, vanity wash basin with storage beneath. Large walk in shower. Radiator. Obscure double glazed window to the side. Extractor fan. Tiled floor and fully tiled to all visible walls.

#### PARKING

Ample off street parking provided by a paved driveway.

#### WRAP AROUND GARDEN

This stunning and beautifully presented outside space has several raised planters. A paved patio. Screen fencing. Artificial lawn. Large workshop with light and power. Shingled area. Pergola. External water supply. Further storage shed to remain. Side access to the front.

#### TENURE

Freehold

Castle Point Borough Council

Council tax band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		

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