



- FOUR BEDROOMS
- CHARACTER FAMILY HOME
- IMPRESSIVE ENTRANCE HALL
- BEAUTIFUL LOUNGE

41 Beresford Gardens, Hadleigh, Essex, SS7 2SB

****MOTIVATED VENDOR****

This 4 BEDROOM FAMILY HOME is full of CHARM and CHARACTER and offers EXCELLENT ACCOMMODATION. Large IMPRESSIVE ENTRANCE HALL, BEAUTIFUL LOUNGE with a FEATURE FIREPLACE, DINING ROOM, SUPERBLY FITTED KITCHEN, and Cloakroom. Large SUMMERHOUSE/STUDIO too.

Guide Price £525,000



Property Description

ENTRANCE PORCH

Twin double glazed lead light entrance doors lead to the entrance porch. Further door with a lead light inset leads to the :-

ENTRANCE HALL

This very impressive entrance hall has a spindled staircase leading to the first floor with a cupboard under. Feature tiled floor. Double glazed stained glass window to the side.

CLOAKROOM

With a low level wc and wash hand basin. Tiled floor.

LOUNGE

15' 11" x 11' 3" (4.85m x 3.43m) This most attractive room has a feature fireplace with a gas coal effect fire. Double glazed french doors and adjacent windows lead to the rear garden. A double glazed lead light stained glass window to the side. Picture rail. Double radiator.

DINING ROOM

14' 2" x 10' 8" (4.32m x 3.25m) Another attractive room with a lead light double glazed bay window to the front aspect. Feature fireplace with an open hearth. Three radiators in the bay.

KITCHEN

16' 4" x 9' 6" narrowing to 3' 2" (4.98m x 2.9m) Superbly fitted with a range of units at eye and base level with ample composite granite effect work surfaces. Inset ceiling spotlights. Karndean tile effect flooring. Vertical radiator. One and half bowl sink unit with a mixer tap over. Neff induction hob with a Neff extractor cooker hood over. Neff built in oven with slide in door and a built in combi oven/microwave. Neff





integrated dishwasher. Plate warming drawer. Integrated fridge and freezer. Storage cupboard with an obscure roller door. Built in storage cupboard with space and plumbing for a washing machine and tumble dryer.

LANDING

Access to the loft. A feature lead light double glazed stained glass window to the side.

BEDROOM ONE

14' 1" x 10' 8" (4.29m x 3.25m) Double glazed lead light window to the front. Radiator.

BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m) Double glazed georgian style window to the rear. Airing cupboard. Radiator.

BEDROOM THREE

10' 2" x 9' 4" (3.1m x 2.84m) Double glazed georgian style window to the rear. Built in wardrobe cupboard.

BEDROOM FOUR/STUDY

9' 9" x 7' 8 into the bay" (2.97m x 2.34m) Lead light double glazed window to the front. Radiator.

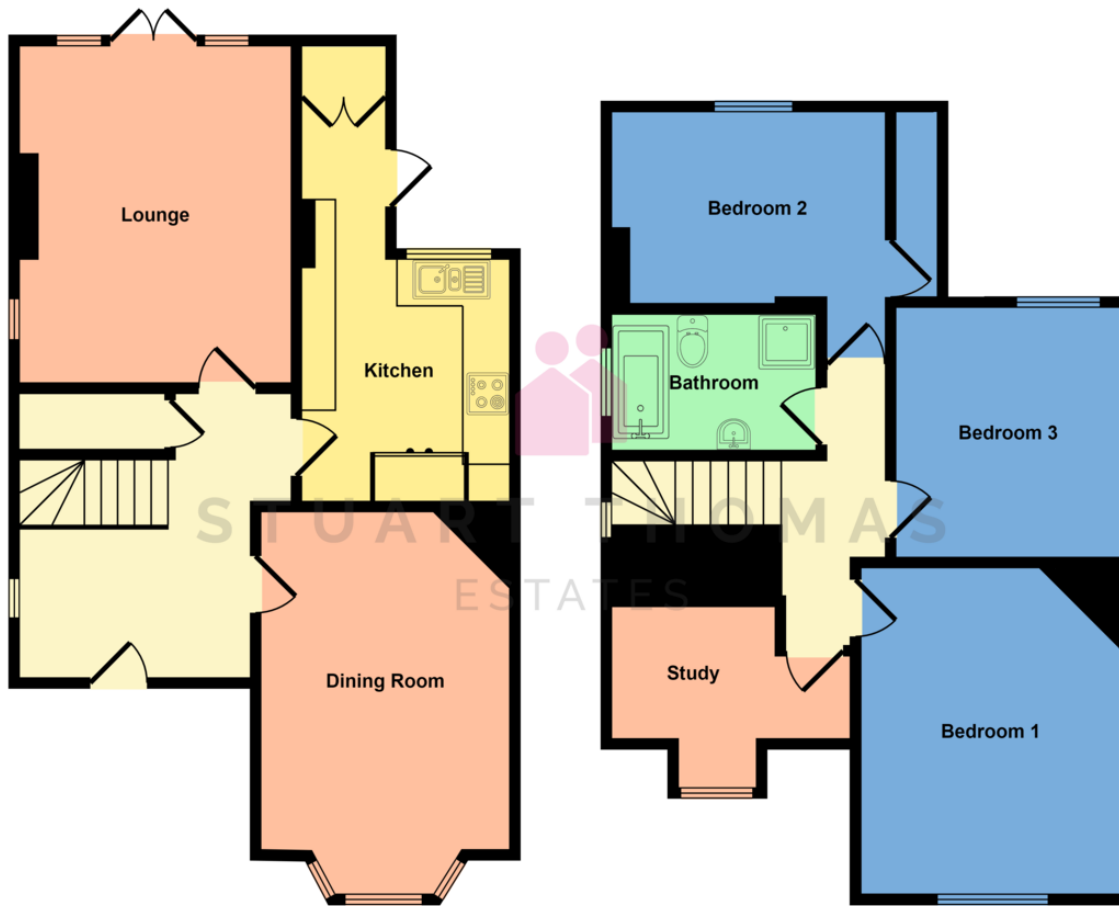
BATHROOM

With a 4 piece white suite comprising a low level wc panelled bath with mixer taps, vanity wash hand basin with cupboards under and a corner shower cubicle. Double glazed georgian style window to the side. Radiator. Tiled floor and all visible walls. Heated towel rail.

OFF STREET PARKING

To the front of the property.





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with

REAR GARDEN

This good size rear garden measuring approximately 70' is neatly laid to lawn with a large paved patio.. Established flower borders and a raised border to one side. Outside water supply. Side access to the front. Garden shed.

SUMMERHOUSE/STUDIO

16' 0" x 10' 0" (4.88m x 3.05m) This useful versatile building at the end of the garden has light and power as well as power to the outside of the building. Work surfaces with base units and eye level cupboards. Venetian blinds to the windows.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		