

stuart
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- 3 BEDROOM FAMILY HOME
- FRESHLY DECORATED THROUGHOUT
- REFITTED BATHROOM AND WC
- NEWLY FITTED CARPET THROUGHOUT

24 Beresford Gardens, Hadleigh, Essex, SS7 2SA

Guide Price £480,000

GUIDE PRICE £480,000 - £490,000. This 3 bedroom family home has been freshly decorated and had new carpets fitted throughout. Both the bathroom and downstairs cloakroom have been refitted. Located just a short walk to Hadleigh Town centre and with a south facing garden viewing is recommended.



Property Description

PORCH

Entrance into a useful double glazed porch area with carpet and light.

HALL

Entrance into the hall through a wooden door which is half glazed with obscure glass. Stairs to first floor. Radiator. Newly fitted carpet.

CLOAKROOM

The cloakroom has been refitted with pedestal handwash basin and close coupled WC. The walls have been half tiled to all visible walls in a modern tile with complementary floor tiles. Double glazed window to side with obscure glass. Smooth plastered ceiling.

LOUNGE/DINER

21' 04" x 21' 03" NARROWING TO 10'11" (6.5m x 6.48m) The spacious lounge/diner is L shaped with access to the kitchen in the dining area. The lounge area has a fireplace with marble back and hearth with a grey painted surround. The room is dual aspect with a double glazed window to the side as well as a large picture window to the rear with door to the conservatory. Heating is provided by skirting heating to 4 of the walls. Newly fitted carpet. Smooth plastered ceiling with downlighters.



KITCHEN

14' 0" x 9' 09" (4.27m x 2.97m) The kitchen which can be accessed from both the hall and dining area comprises a range of eye and base level units with dark grey granite effect work surfaces over and a one and a half stainless steel sink. Integrated double oven, fridge and freezer. The boiler is concealed in a cupboard. Double glazed window to the side



as well with a fully glazed door with obscure glass. There is also a large pantry type cupboard with a window with obscure glass to side. Newly fitted tiled grey slate effect tiles. Smooth plastered ceiling with downlighters.

CONSERVATORY

18' 02" x 8' 11" (5.54m x 2.72m) Semi circular in shape the Georgian style conservatory is fully glazed with French Doors to the south facing rear garden. Tiled flooring.

LANDING

The landing is bright and airy with large picture window to the side. Access to the boarded loft via a pull pull down loft ladder. Newly fitted carpet.

BEDROOM ONE

12' 03" x 10' 11" (3.73m x 3.33m) The master offers a range of light wood effect wardrobes together with a built in dressing table. Double glazed window to the front. Radiator. Newly fitted carpet.

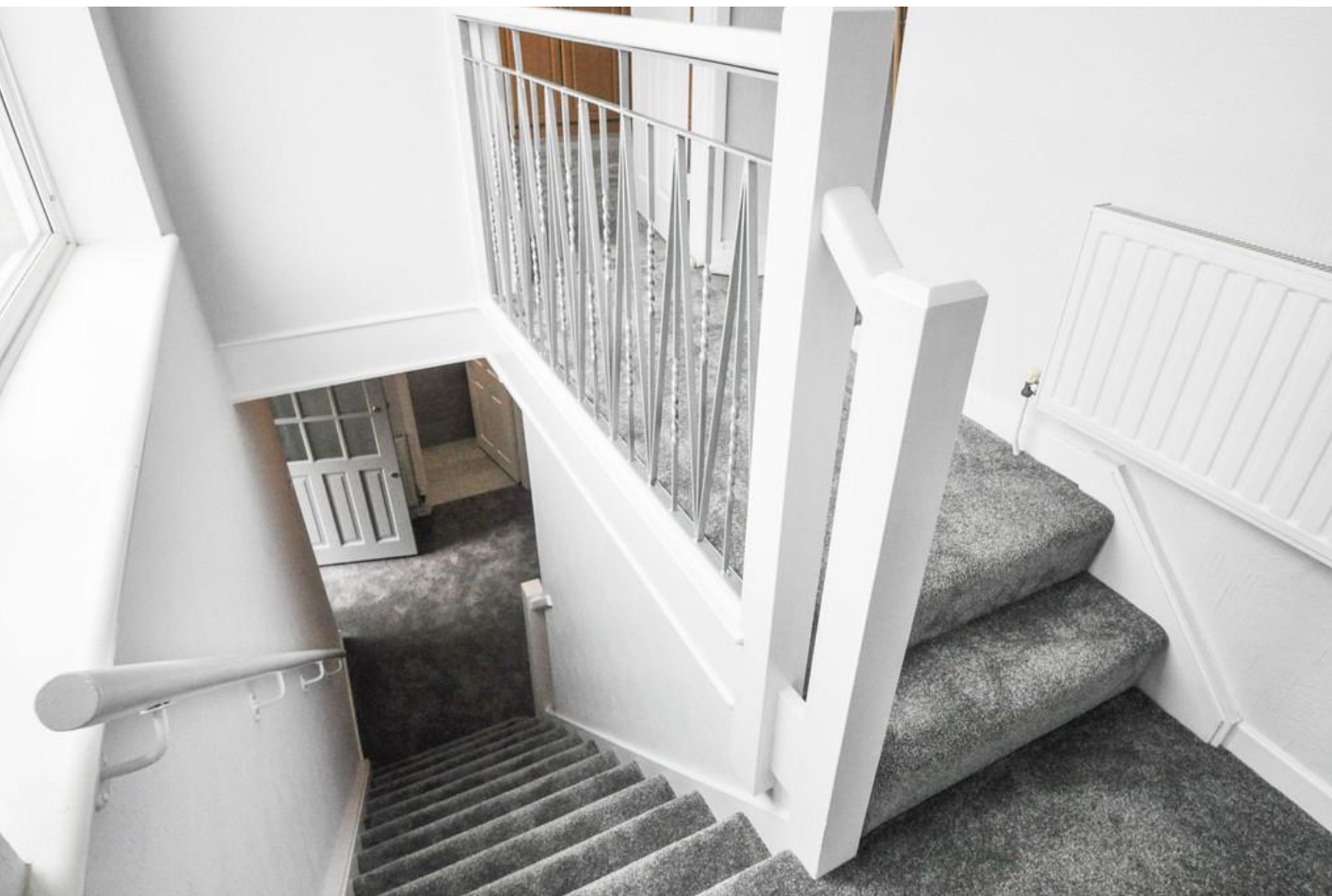
BEDROOM TWO

14' 0" x 11' 0" (4.27m x 3.35m) A second double bedroom with white built in wardrobes as well as fitted drawers and a dressing table. Large double glazed picture window to the rear. Radiator. Newly fitted carpet.

BEDROOM THREE

9' 08" INTO WARDROBES" x 8' 11" (2.95m x 2.72m) Bedroom three has a light wood effect fitted wardrobes as well as a pull down bed fitted into one of the wardrobes. Additional fitted units to a further wall offer working space from home. Double glazed window to rear. Radiator. Newly fitted carpet.

BATHROOM





Total area: approx. 142.0 sq. metres (1528.4 sq. feet)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon.
Plan produced using PlanUp.

The bathroom which comprises of a 4 piece suite has been newly fitted with a hand wash basin in vanity unit, bath, large separate shower cubicle with mains shower and close coupled WC. There is half tiling to all visible wall in a modern tile and complementary floor tiles. Radiator with towel hanging facility. Airing cupboard. 2 double glazed windows to the side with obscure glass. Smooth plastered ceiling with downlighters.

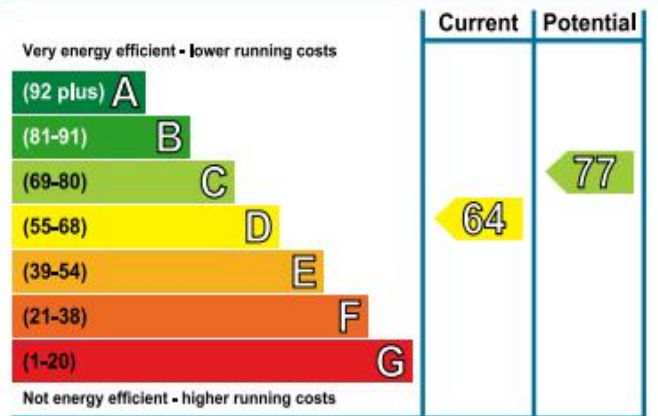
DOUBLE GARAGE

The garage has an electric roller door. There are 3 windows to the side with obscure glass. Power and lighting. The gas and electric meters as well as the fuse board are located here.

FRONT GARDEN

The front garden offers off street parking with the remainder

Energy Efficiency Rating



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