



STUART THOMAS  
ESTATES



- SPACIOUS BUNGALOW OFFERING VERSATILE LIVING
- GOOD SIZED ROOMS THROUGHOUT
- CENTRAL HADLEIGH LOCATION
- CLOSE TO LOCAL SCHOOLS

64 Church Road, Hadleigh, Essex, SS7 2DW

Guide Price £350,000

\*GUIDE PRICE OF £350,000 - £360,000\* Viewing is essential to appreciate the space offered in this 3 bedroom semi detached bungalow located in the heart of Hadleigh close to local shops and primary and junior schools. The bungalow has a south facing garden and there is plenty of room for all the family!



## Property Description

### HALL

Entrance via a composite door with obscure glass with lead light detail into the spacious hall which has a large cupboard with coat hanging facility. Grey wood effect laminate flooring. Radiator. Smooth plastered ceiling and coving.

### LOUNGE

140' 7" x 14' 02" (42.85m x 4.32m) A good sized room to the rear of the property with a double glazed window to conservatory. Grey wood effect laminate flooring. Radiator. Smooth plastered ceiling and coving. Doorway to kitchen/diner.

### KITCHEN

19' 04" x 8' 05" (5.89m x 2.57m) The kitchen offers a range of white eye and base level units with a grey rolled top work surface over with a one and a half white ceramic sink with splash back tiling. Range cooker. Plumbing for washing machine and space for tumble drier. Space for fridge freezer. Airing cupboard which also houses the gas meter. The boiler is also sited in the kitchen. Space for table. The room is dual aspect with double glazed windows to the rear and side overlooking the conservatory. Wood effect vinyl flooring. Radiator.



### CONSERVATORY

12' 08" x 12' 02" (3.86m x 3.71m) The conservatory is a good size with a side door to the garden with adjacent windows as well as a door to the garden to the rear of the room with adjacent floor to ceiling windows. Light wood effect vinyl flooring.

### BEDROOM ONE

14' 01" x 13' 01" (4.29m x 3.99m) A lovely room with 2 double



built in wardrobes. Double glazed window to the front with plantation shutters. Light grey wood effect laminate flooring. Radiator. Smooth plastered ceiling with coving.

#### BEDROOM TWO/ADDITIONAL SITTING ROOM

12' 04 INTO BAY" x 12' 07" (3.76m x 3.84m) Another great room which is currently being used as a second sitting room this room offers a feature place with cast iron back and white surround. Double glazed obscure stained glass window with lead light effect to the side. Wall mounted radiator. Double glazed bow bay window with plantation shutters. Original floorboards. Smooth plastered ceiling and coving.



#### BEDROOM THREE

12' 0" x 6' 04" (3.66m x 1.93m) This room has a beautiful mosaic tile effect vinyl flooring. Double glazed window to the conservatory. Access to loft. Radiator. Smooth plastered ceiling and coving.

#### BATHROOM

8' 08" x 5' 05" (2.64m x 1.65m) The bathroom has a p shaped bath with mains shower and additional hand held shower attachment. Wall hung hand wash basin with wood effect vanity unity. Close coupled WC. Tiled to all visible walls with complementary tiled floor. Chrome heated towel rail. Window to rear with obscure glass. Smooth plastered ceiling with downlighters.

#### FRONT GARDEN

The front garden is laid to lawn with potential for off street parking subject to local planning permission.

#### REAR GARDEN

Approximately 70' (unmeasured) the garden is south facing commencing with a decked area and the remainder being



laid to lawn. 2 sheds to remain. Personal access to the side.

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