



STUART THOMAS
ESTATES



- CHARACTER HOUSE
- IMMENSE PROPORTIONS
- HIGH CEILINGS
- TWO LARGE RECEPTION ROOMS

46 Rayleigh Road, Hadleigh, SS7 3YB

Guide Price £525,000

Full of charm and character and of immense proportions is this superb semi detached property within the King John Catchment. There are 2 large reception rooms, good size kitchen/diner, study and cloakroom. Upstairs are the three double bedrooms with an en suite shower room to the master bedroom and family bathroom with spa bath.



Property Description

ENTRANCE LOBBY

Entrance door with a circular stained glass lead light inset. Double glazed window to the side. Double glazed door leads to the:-

ENTRANCE HALL

Stairs lead to the first floor. Picture and dado rail. Cupboard housing the electric meter. Radiator.

CLOAKROOM

Low level wc and vanity wash hand basin. Radiator. Tiled floor.

LOUNGE

20' 8" x 11' 10" (6.32 into the baym x 3.62m) This good size room has a double glazed bay window to the front. Two radiators. Picture rail. Feature wood fire surround with an inset cast iron fireplace and painted tiles.

DINING ROOM

17' 8" x 11' 1" (5.4m x 3.4m) Another really good size room has a double glazed window to the front aspect with lead light stained glass fanlights. A feature fireplace with a tiled fireback and hearth. Plate rail. Twin lead light stained glass doors lead to the study.



KITCHEN/BREAKFAST ROOM

16' 4" x 11' 9" (5.0m x 3.6m) This spacious room is fitted with a range of limed oak units at eye and base level with ample work surfaces over. Inset one and a half bowl sink unit with a mixer tap over. Space for a slide in cooker with an extractor cooker hood over. Integrated fridge and freezer. Space and plumbing for a dishwasher. Glazed dresser unit. Wall mounted gas fired central heating boiler. Tiled floor. Two



skylight windows. Double glazed french doors lead to the rear garden. Inset ceiling spotlights.

STUDY

9' 10" x 9' 6" (3.0m x 2.92m) Double glazed window to the rear. Skylight window. Picture rail. Radiator. Inset ceiling spotlights.

UTILITY ROOM

6' 2" x 4' 11" (1.9m x 1.5m) Single drainer stainless steel sink unit with a mixer tap over. Tiled floor. Space and plumbing for a washing machine and tumble dryer. Double glazed door and window to the rear garden. Eye level storage cupboard.

LANDING

Double glazed window to the front. Access to the loft. Picture and dado rail.

MASTER BEDROOM

20' 11" x 11' 11" (6.39m x 3.64m) Double glazed bay window to the front aspect. Picture rail. Radiator. Door leads to the:-

EN SUITE

3 piece white suite comprising a low level wc pedestal wash hand basin and a shower cubicle. Inset ceiling spotlights. Fully tiled to all visible walls and floor. Radiator. Extractor fan.

BEDROOM TWO

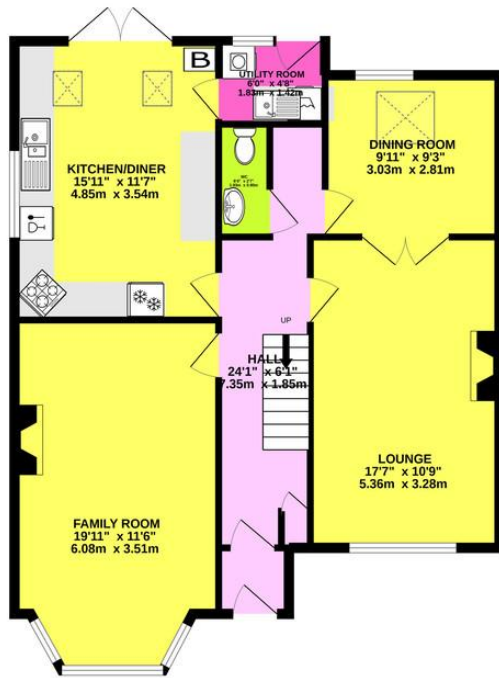
18' 0" x 11' 3" (5.5m x 3.45m) Double glazed windows to the front and rear. Radiator. Picture rail.

BEDROOM THREE

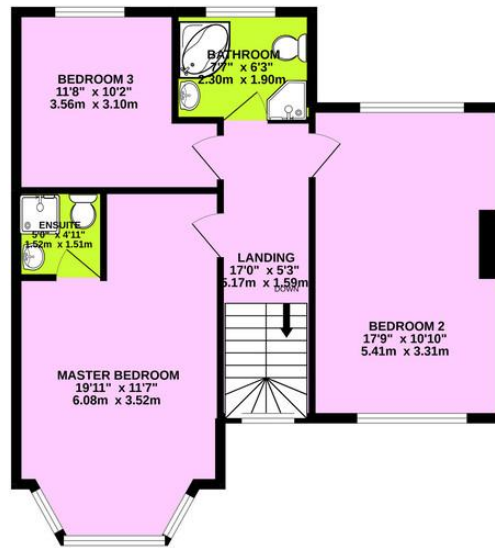
10' 2" x 9' 10" (3.1m x 3.0m) Double glazed window to the rear. Picture rail. Radiator.



GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BATHROOM

With a 4 piece suite comprising a low level wc, pedestal wash hand basin spa corner bath and separate shower. Obscure double glazed window to the rear. Double radiator. Fully tiled to all visible walls and floor.

GARAGE

Detached at the bottom of the garden with access via Beresford Gardens. Roller door and personal door to the rear garden.

REAR GARDEN

This good size rear garden is laid to lawn with established shrubs. Two paved patios. Side access to the front. Summerhouse. Shed. Greenhouse.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	47 e	
21-38	F		
1-20	G		

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