

stuart  
thomas



- STUNNING CHARACTER HOME
- AMAZING KITCHEN WITH CENTRAL ISLAND
- SOUTH FACING REAR GARDEN
- BEAUTIFUL LOUNGE

110 New Road, Hadleigh, SS7 2RG

Guide Price £625,000 to £650,000. Words cannot describe this beautiful home offering immaculate accommodation with an amazing kitchen with bi fold doors to garden, dining area, fantastic Lounge, 4 double bedrooms master with sun balcony + luxury en suite, fantastic bathroom, large garage + more!

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## Property Description

### ENTRANCE HALL

Feature entrance door with a lead light glazed insert and a lead light glazed panel over the door leads to the entrance hall. Double radiator. Thermostat for the central heating. Coving. Twin doors lead to the Lounge.

### CLOAKROOM

With a low level wc and wash hand basin with a cupboard under. Extractor fan. Inset ceiling spotlights. Heated towel rail. Double glazed obscure window to the side. Tiled floor and walls.

### LOUNGE DINER

25' 5" x 12' 5" narrowing to 12' 3" (7.75m x 3.78m) This very attractive room has double glazed bay sash windows with plantation shutters to the front and side aspects. Coving. Two double radiators. Feature fireplace.

### KITCHEN

13' 11" x 12' 3" (4.24m x 3.73m) One of the best kitchens we have ever seen. Beautifully fitted with a range of gloss fronted units at eye and base level with ample granite work surfaces over. Large central island unit with matching work surfaces and contrasting drawer fronts and a pop up electrical socket and USB ports. Inset 5 ring gas hob. Integrated dishwasher. Inset single drainer stainless steel sink unit with a mixer tap over and filtered cold water tap. Space for an American Style Fridge/Freezer. Twin slide and hide Neff Ovens. A bank of tall cupboards to one wall including a concealed sink unit with a mixer tap over. Bi Fold doors with inset blinds lead to the South Facing Rear Garden. Two contemporary vertical radiators. inset ceiling LED spotlights. Feature extractor cooker hood with built in lighting. Porcelain tiled floor. LED lighting below the base units.





#### DINING ROOM

10' 10" x 10' 7" (3.3m x 3.23m) Obscure double glazed window to the side. Inset ceiling spotlights. Porcelain floor tiles. Double radiator. Built in storage cupboard. Open plan to the Kitchen.

#### UTILITY ROOM

11' x 4' (3.35m x 1.22m) Gloss fronted units at base level with ample work surfaces over. Single drainer one and half bowl sink unit with a mixer tap over. Space and plumbing for a washing machine. Heated towel rail. Porcelain floor tiles. Open plan to the kitchen.

#### LANDING

Access to the loft. Coving. Built in storage cupboard. Inset ceiling spotlights. Cupboard housing the gas fired central heating boiler and hot water cylinder.

#### MASTER BEDROOM

14' 9" x 12' 6" (4.5m x 3.81m) This superb room has double glazed French doors leading out to the South Facing Sun Terrace. Fitted wardrobes to one wall. Coving. Inset ceiling spotlights. Radiator. Door to the;-

#### EN SUITE

This superb room has a 3 piece white suite comprising a low level wc large shower cubicle with a pumped shower and vanity semi circular wash hand basin with a mixer tap and cupboards under. Double glazed obscure window to the side. Heated towel rail. Half tiled walls and a tiled floor. Inset ceiling spotlights. Extractor fan.

#### SUN TERRACE

Access from the Master Bedroom with views over the garden.





Composite decking. Steel balustrades with glass beneath. Outside lighting.

**BEDROOM TWO**

14' 3" x 11' 5" (4.34m x 3.48m) Two double glazed sash windows to the front with plantation shutters and views over playing fields. Two double radiators. Coving. Built in wardrobes with three mirrored doors to one wall.

**BEDROOM THREE**

11' 0 max" x 10' 9" (3.35m x 3.28m) Built in wardrobes. Radiator. Coving. Inset ceiling spotlights. Double glazed sash window to the front with views over playing fields.

**BEDROOM FOUR**

10' 2" x 9' 6 PLUS WARDROBES" (3.1m x 2.9m) Fitted

