

stuart
thomas



- 5 BEDROOMS 3 WITH ENSUITES
- SPACIOUS ACCOMMODATION THROUGHOUT
- POTENTIAL TO CONVERT DINING ROOM BACK TO 2 RECEPTION ROOMS

6 Chapel Lane, Hadleigh, Essex, SS7 2PQ

Looking for your FOREVER FAMILY HOME? Then viewing is essential of this LARGE 5 BEDROOM detached house with ENSUITES TO 3 BEDROOMS and the added benefit of a LOUNGE, SEPARATE DINING ROOM and CONSERVATORY overlooking the WEST FACING GARDEN. Located just a SHORT WALK TO HADLEIGH and KING JOHN CATCHMENT.

Guide Price £625,000



Property Description

HALL

Entrance via a composite front door with double glazing and obscure glass into a spacious hall. Personal access to garage. Stairs to first floor.

CLOAKROOM

Hand wash basin set into vanity unit. Close coupled WC. Half tiled to all visible walls. Double glazed window with obscure glass to side. Smooth plastered ceiling and coving. Tiled Floor.

LOUNGE

18' 8" x 12' 0" (5.69m x 3.66m) A lovely room with a feature stone fireplace with gas flame effect fire (untested). 2 double glazed windows to the side with obscure glass. Smooth plastered ceiling and coving. Carpet. Double glazed French doors leading to the conservatory which overlooks the rear garden.

DINING ROOM

20' 2" x 10' 6" NARROWING TO 8' 8" (6.15m x 3.2m) Originally 2 rooms which were knocked into one to provide a large dining room with an additional soft seating area. This room could easily be converted back to a dining room and study if so desired as the door to the hall remains. Dual aspect with a double glazed window to the front and an additional window to the side with obscure glass. Light wood effect laminate flooring. Smooth plastered ceiling and coving.

KITCHEN/BREAKFAST ROOM

14' 5" x 10' 3" (4.39m x 3.12m) A spacious room with a breakfast bar with seating for 3 people. There are a range of eye level and base units in light wood effect with a one and a half bowl stainless steel sink and laminate granite effect work surfaces. Integrated dishwasher. Range cooker with a double oven, grill and pan drawer and hob with 8 gas ring burners. Black chimney extract or fan. Double glazed window to rear. Smooth plastered ceiling with spotlights. Tiled Floor. Arch to utility room.

UTILITY ROOM

The utility room has a base unit with stainless steel sink and laminate granite effect work surface over. Larder cupboard. Plumbing for washing machine and space for tumble drier. Additional storage provided by an understairs cupboard. Half glazed door to the side leading to the back garden with adjacent double glazed window.

LANDING

A galleried landing with stairs to the third floor. Understairs storage. Room thermostat for the upstairs radiators. Double glazed window to side with obscure glass. Carpet. Radiator.





BEDROOM ONE

16' 5" x 12' 3" (5m x 3.73m) The master bedroom has a range of light oak fitted wardrobes with solid oak wood doors. Double glazed window to the rear. Smooth plastered ceiling and coving. Radiator. Carpet.

ENSUITE TO BEDROOM ONE

Hand wash basin with light oak effect vanity unit. Large shower cubicle with glass shower screen and mains shower with rain head. Close coupled WC. Tiled to all visible walls. Chrome heated towel rail. Wall mirror with inset lighting. Double glazed window to side with obscure glass. Smooth plastered ceiling and coving with spotlights. Tiled floor.

BEDROOM TWO

17' 3" NARROWING TO 14' 0" x 10' 8" (5.26m x 3.25m) Range of light effect wardrobes, chest of drawers incorporating a dressing table. Box bay double glazed window to front. Smooth plastered ceiling and coving. Carpet. Radiator.

BEDROOM THREE

12' 1" x 9' 6" (3.68m x 2.9m) Double glazed window to front. Smooth plastered ceiling and coving. Radiator. Carpet.

BEDROOM FOUR

15' 0" x 10' 2" (4.57m x 3.1m) Double glazed window to rear. Smooth plastered ceiling and coving. Carpet. Radiator.

ENSUITE TO BEDROOM FOUR

Hand wash basin in vanity unit. Close coupled WC. Large corner shower cubicle with mains shower. Tiling to all visible walls. Chrome heated towel rail. Double glazed window to side with obscure glass. Tiled floor.

MAIN BATHROOM

Hand wash basin in vanity unit. Corner shower cubicle with mains shower. Bath. Close coupled WC. Wall mirror with inset light. Tiling to all visible walls. Chrome heated towel rail. Double glazed window to side with obscure glass. Smooth plastered ceiling with spotlights. Tiled floor.

THIRD FLOOR LANDING

Eaves storage. Smooth plastered ceiling with spotlights. Carpet.

BEDROOM FIVE

20' 6" INTO RECESS NARROWING TO 14' 8" x 13' 0" NARROWING TO 8' INTO RECESS" (6.25m x 3.96m) An amazing space for teenagers with the benefit of its own ensuite and walk in wardrobe as well as cabling for Sky TV. 5 velux windows. Eaves storage. Radiator. Smooth plastered ceiling with spotlights. Carpet.





ENSUITE TO BEDROOM FIVE

Hand wash basin in vanity unit, corner shower cubicle with mains shower. Close coupled WC. Chrome heated towel rail. Tiling to all visible walls. Smooth plastered ceiling with spotlights. Tiled floor.

GARAGE

The combi boiler is sited in the garage together with an additional hot water tank. Personal door to hall. Power and lighting. External up and over door.

FRONT GARDEN

Block paved with off street parking for numerous vehicles. Personal access to the side.

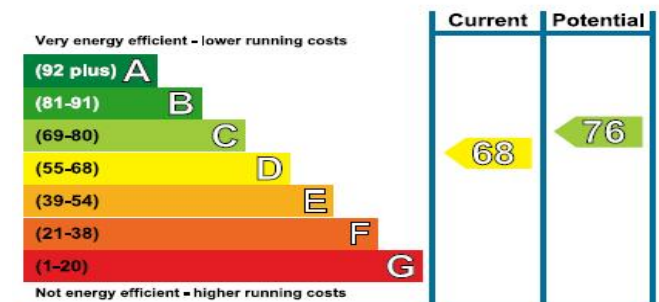
REAR GARDEN

An unobstructed west facing rear garden commencing with a large block paved patio area with the remainder laid to lawn with borders. There are 2 sheds which are screened by trellis. Personal access to side. Outside water tap. All fences surrounding the garden have been 'badger proofed' so that badgers are now unable to access the garden.

GENERAL

The whole of the downstairs is served by underfloor heating with each room having its own thermostat. There is also an alarm at the property.

Energy Efficiency Rating



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