



STUART THOMAS
ESTATES



- WALKING DISTANCE HADLEIGH TOWN CENTRE
- THREE BEDROOMS
- CONSERVATORY
- FITTED KITCHEN

9 Hainault Close, Hadleigh, Essex, SS7 2LL

£475,000

LOCATION LOCATION LOCATION. Tucked away in the cul de sac location yet within EASY WALKING DISTANCE to Hadleigh Town Centre is this SUPERB semi detached chalet. Standing on a GOOD SIZE PLOT with AMPLE PARKING for several vehicles the property has been extended to the rear to provide excellent accommodation.



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall.

LOUNGE/DINER

22' 2" x 17' 5" narrowing to 12' 11" (6.76m x 5.31m) This superb room has 2 double glazed windows to the front aspect. Feature limestone fireplace with a gas pebble fire. Two lead light half moon shaped stained glass lead light windows to the side. Two double radiators. Thermostat for the central heating. Stairs lead to the first floor.

KITCHEN

18' x 7' 2" (5.49m x 2.18m) Well fitted with a range of units at eye and base level with ample quartz work surfaces over. Twin bowl single drainer sink unit with a mixer tap over. Concealed gas fired central heating boiler. Two double glazed windows to the side. Space and plumbing for a washing machine a dishwasher. Space for a fridge freezer. Door leads to the :-

CONSERVATORY

13' x 9' 8" (3.96m x 2.95m) Off the kitchen with double glazed windows and stained glass fanlights. Twin double glazed french doors leads to the the rear garden. Tiled floor.

INNER HALLWAY

With built in cupboards. Inset ceiling spotlights. Door leads to the shower room.

MASTER BEDROOM (GROUND FLOOR)

20' 4" x 9' 1" (6.2m x 2.77m) This very good size extended room on the ground floor has a range of fitted wardrobes including 3 doubles 2 singles 2 chest of drawers and bedside tables. Double glazed window overlooking the rear garden.





LANDING

Wall mounted electric heater.

BEDROOM TWO

12' 2" x 9' 11" (3.71m x 3.02m) Lead light double glazed window to the front. Two wall light points.

BEDROOM THREE

9' 3" x 8' 6 plus recess" (2.82m x 2.59m) Double glazed window to the rear. Access to eaves storage. Coving. Recess with access to loft space.



SHOWER ROOM (GROUND FLOOR)

This very attractive room has a 3 piece white suite comprising a low level wc with a concealed cistern, large walk in shower with a seat and a wash hand basin with cupboards under and adjacent storage. Double glazed obscure window to the rear. Heated towel rail. Inset ceiling spotlights. Lower half of the walls are panelled. Tiled floor.

GARAGE

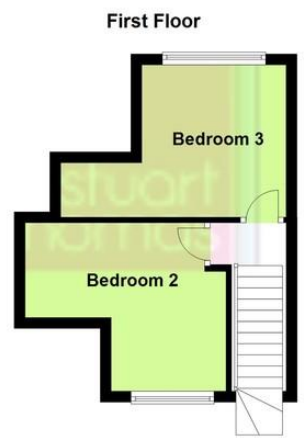
Detached from the property with its own driveway. Up and over door. Personal door leads to the rear garden.

FRONT GARDEN

Mainly block paved providing ample off street parking.

REAR GARDEN

This good size fairly secluded rear garden is laid to lawn with a large block paved patio. Side access to the front. Summerhouse and garden shed. Decked area. Outside water supply, lighting and security lights.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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