

stuart
thomas



- CHARACTER PROPERTY DATING BACK TO 1921 WITH ORIGINAL FEATURES
- 4 DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- PORCHERY WITH UNDERFLOOR

26 Lynton Road, Hadleigh, Essex, SS7 2QQ

An opportunity to purchase a CHARACTER 4 DOUBLE bedroom property dating back to 1921. With many original features as well as an UNOVERLOOKED WEST FACING GARDEN WELL IN EXCESS OF 100' viewing is highly recommended. The property is located a SHORT WALK TO KING JOHN SCHOOL AND HADLEIGH TOWN CENTRE.

Guide Price £630,000



Property Description

HALL

Entrance via a wooden door with stained glass detail into a hallway with high ceilings and a picture rail and solid wood oak flooring. Radiator. Doors to downstairs bedrooms, cloakroom and inner hall.

CLOAKROOM

A good sized cloakroom with a mosaic tiled floor. Hand wash basin set into grey vanity unit. Close coupled WC. Heated towel rail. Part panelled painted white. Smooth plastered ceiling with spotlights. Window to side.

LOUNGE

15' 03" x 12' 0" (4.65m x 3.66m) Feature fireplace with brick hearth and recess accommodating a log burner. Wooden surround which has been painted off white which incorporates a mirror. Storage cupboard to side. Picture rail. Radiator. Carpet. Window to side with obscure coloured glass fan lights.

KITCHEN/BREAKFAST ROOM

14' 03" x 10' 06" (4.34m x 3.2m) The kitchen comprises of a range of modern cream eye and base level units with granite effect work surface over and white ceramic sink. Integrated dishwasher and space for fridge freezer as well as an integrated oven with gas hob over and a stainless steel chimney extractor. Breakfast bar. Radiator. Smooth plastered ceiling with spotlights. Large picture window to the rear with an additional window to the side. Stable door to garden. Grey tiled floor. Open to Orangery.

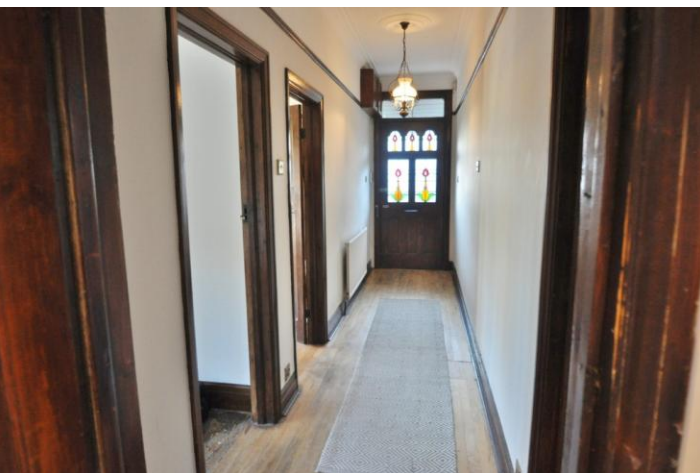
ORANGERY

12' 04" x 10' 06" (3.76m x 3.2m) A fantastic room to relax in, the orangery is glazed to 2 sides with pitched glazed roof. French doors to the rear garden. Underfloor heating. Opening to lounge.

INNER HALL

Feature fireplace with brick hearth, wood burner and wooden surround. Solid light wood flooring. Original storage cupboard. Stairs to first floor. Window to side with obscure coloured glass fanlights. Door to kitchen.





LANDING

A spacious light and airy landing with a window to the side. Carpet. Smooth plastered ceiling and coving.

GROUND FLOOR MASTER BEDROOM

15' 02" x 11' 06" (4.62m x 3.51m) Cast iron feature fireplace with granite hearth and built in cupboard to the side. Bay window with obscure coloured stained glass to the front. Radiator. Picture rail. Solid wood oak flooring.

GROUND FLOOR BEDROOM TWO

15' 02" INTO THE BAY" x 11' 11" (4.62m x 3.63m) Feature fireplace with wooden surround incorporating a wooden mantel and mirror. Tiled heath and back. Picture rail. Bay window with obscure stained glass fan lights. Radiator. Solid wood oak flooring.

BEDROOM THREE

15' 07" x 12' 03" (4.75m x 3.73m) Built in storage cupboards. 2 windows to the front with obscure coloured glass fan lights. Radiator. Carpet. Some restricted headroom.

BEDROOM FOUR

15' 08" x 9' 10" (4.78m x 3m) Built in storage cupboards with hanging facilities. Window to rear. Radiator. Carpet. Some restricted head room.

BATHROOM

P shaped bath with glass screen and mains shower over. Hand wash basin in white vanity unit. Close coupled WC. Chrome heated towel rail. Part tiled. Tiled flooring. Window to side. Smooth plastered ceiling with spotlights and coving.

GARAGE

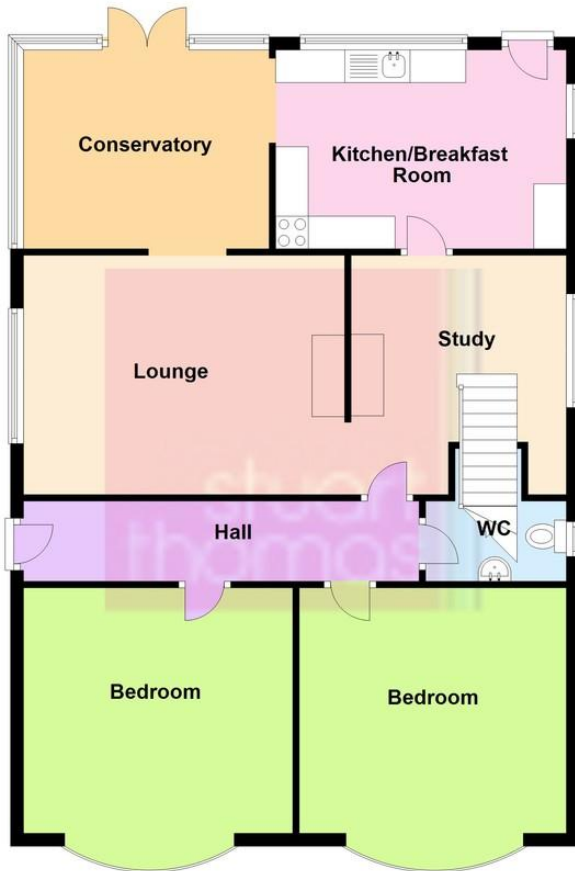
A detached double garage with personal access to the rear garden.

FRONT GARDEN

In and out shingled drive with off street parking for several cars.



Ground Floor



First Floor



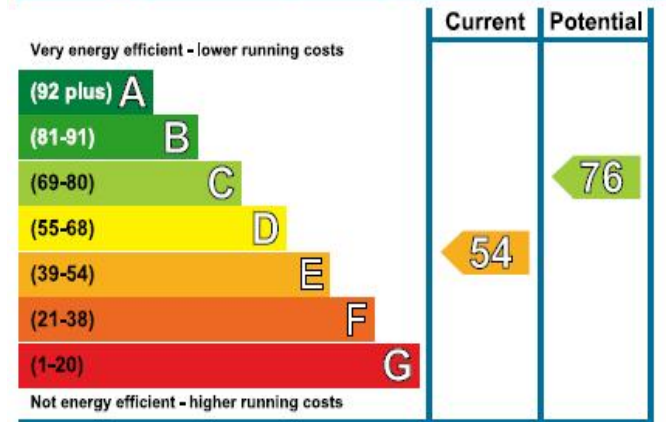
REAR GARDEN

Well in excess of 100 foot, the garden is west facing and unoverlooked. It commences with a block paved patio area with a feature flower bed and the remainder is laid to lawn. There is an additional brick built outbuilding which is currently utilised as a utility area and there is plumbing for a washing machine.

AGENTS NOTE

Properties such as this rarely come to the market and applicants are advised to book an early appointment to view.

Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements