

stuart
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- POPULAR LOCATION IN THE HEART OF HADLEIGH
- SPACIOUS ACCOMMODATION
- LARGE CENTRALLY HEATED LOFT ROOM WITH ENSUITE TOILET
- ▲ UTILITY AREA

76 Beech Road, Hadleigh, Essex, SS7 2AG

Guide Price £370,000

Well presented spacious detached bungalow in a popular location within a few minutes walk of Hadleigh Town Centre and close to the Country Park. The bungalow also benefits from a large loft room which is centrally heated and has an ensuite toilet. With plenty of off street parking viewing is advised



Property Description

HALL

Entrance via a double glazed door with obscure glass into the hallway with stairs to loft room. Radiator. Wood effect laminate flooring. Room thermostat.

LOUNGE/DINER

16' 01" x 12' 05" (4.9m x 3.78m) A nice sized room with a feature marble effect fireplace with gas coal effect fire. Double glazed windows to both the front and side with lead light detail. Newly fitted carpet. Smooth plastered ceiling. Hatch to kitchen.

KITCHEN

12' 10" x 9' 00" (3.91m x 2.74m) A good sized kitchen with a range of light wood effect base and eye level units with rolled top work surfaces with gas hob and extractor fan over and one and a half bowl stainless steel sink. Breakfast bar area. Integrated electric double oven. Space for undercounter fridge and freezer. Window to front with lead light detail. Additional window to side with door to utility area. Radiator. Vinyl flooring.

UTILITY AREA

Personal door to converted area of garage. Plumbing for both washing machine and dishwasher with work surface over. Viessmann combi boiler located in fitted cupboard. Additional free standing cupboard area. Door to rear garden.

CONVERTED GARAGE

The garage which has a remote controlled roller door has been sectioned off to provide a storage area to the front with the remainder creating a versatile space offering the opportunity to work from home. There is a personal door to the side allowing direct access. Inside water tap.





BEDROOM ONE

12' 06" x 11' 11" (3.81m x 3.63m) Double bedroom with window to the rear with radiator and carpet.

BEDROOM TWO

12' 04" x 9' 09" (3.76m x 2.97m) A second double bedroom with double glazed patio doors to the rear garden. Additional window to the side with obscure glass. Radiator. Wood effect laminate flooring.

LOFT ROOM

18' 03" x 9' 09" (5.56m x 2.97m) The loft room which is centrally heated with a radiator and an ensuite toilet with storage provides a useful additional space but can also be shut off with a loft hatch if required. Velux window to the rear. Radiator. Restricted headroom.

ENSUITE

Close coupled WC with a wall mounted hand wash basin. Storage area to one end with hanging space and the possibility to convert into built in wardrobes. Door to further storage area. Carpet. Extractor fan.

BATHROOM

A 5 piece bathroom comprising of bath with shower attachment, pedestal hand wash basin, corner shower cubicle with electric shower and close coupled WC. 2 double glazed windows to the side with obscure glass.

FRONT GARDEN

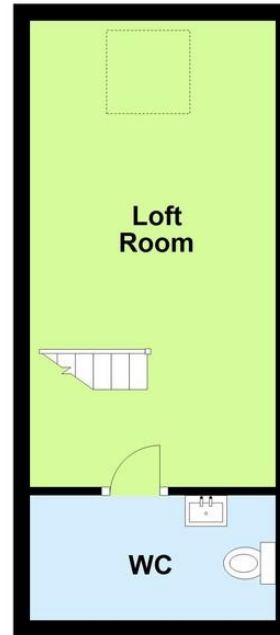
A striking in and out blocked paved drive with plenty of off street parking and mature flower bed.



Ground Floor



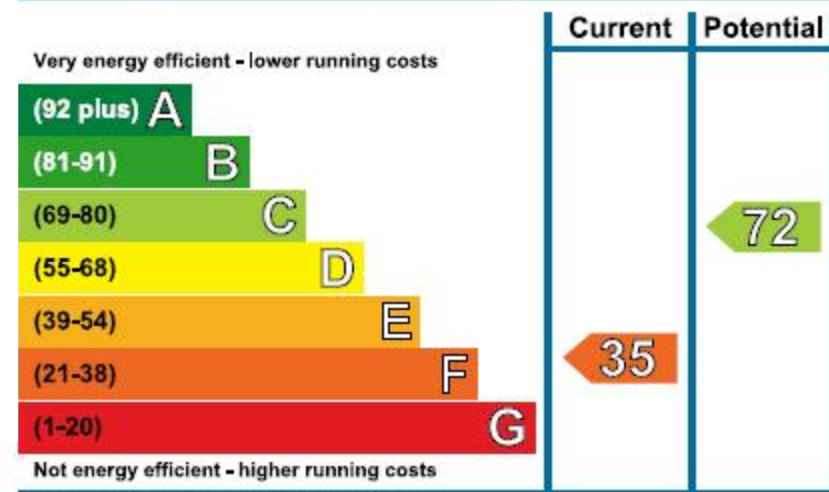
First Floor



REAR GARDEN

Approximately 36' foot (unmeasured) the unoverlooked garden commences with a patio area with retaining wall and step to the remainder of the garden which is grassed with mature borders. Summer house. 2 additional brick built coal stores. Personal side access.

Energy Efficiency Rating



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