

stuart
thomas



- BESPOKE FEATURES THROUGHOUT
- LUXURY KITCHEN/DINER
- MASTER BEDROOM WITH VAULTED CEILING
- BESPOKE GARDEN ROOM

16 Woodfield Road, Hadleigh, Essex, SS7 2EH

Guide Price £575,000

SIMPLY STUNNING! Located on the Leigh/Hadleigh borders is this 4 BEDROOM DETACHED HOUSE which offers many BESPOKE FEATURES and ATTENTION TO DETAIL to include a LUXURY KITCHEN and GARDEN ROOM. The master bedroom has a beautiful VAULTED CEILING and there is an UNOVERLOOKED GARDEN for outside entertaining.



Property Description

A New England style property with feature lighting to the front. Internally there are solid oak doors throughout and the vendors have paid attention to detail throughout the whole of the property with many bespoke features making this home truly original.

HALL

Entrance via a wooden door with obscure glass into the hall which has solid oak wood flooring. Understairs cupboard which also houses the combi boiler. Radiator with decorative cover. Smooth plastered ceiling with spotlights. Stairs to first floor.

SHOWER ROOM

Beautiful washstand with marble top and hand wash basin. Walk in double shower with mains shower. Close coupled WC. Chrome heated towel rail. Double glazed window to the front with leadlight effect. Smooth plastered ceiling.

LOUNGE

16' 11" x 13' 07" (5.16m x 4.14m) A lovely room overlooking the garden with 2 feature velux windows as well as floor to ceiling windows with a door to the garden. Decorative fireplace with oak mantel over. Solid wood oak flooring. 2 radiators. Smooth plastered ceiling. Door to kitchen/diner.

KITCHEN/DINER

21' 06" x 14' 01" (6.55m x 4.29m) An impressive room with vaulted ceiling incorporating velux windows and feature lighting as well as wooden French doors to the garden. The kitchen comprises of modern grey gloss floor to ceiling units with quartz work surfaces over with an underslung stainless steel sink as well as an island offering extra drawer storage and a 5 burner gas hob. Integrated double oven, microwave and dishwasher. Space for American fridge freezer. There is ample room for a table as well as a sofa making this a lovely social space. Door to utility room.

UTILITY ROOM

The utility room boasts another vaulted ceiling with velux window, smooth plastered ceiling and spotlights. There are additional white





gloss floor to ceiling cupboards ideal for use as a pantry or storage. Plumbing for washing machine and space for tumble drier with a useful work top over. Slate effect laminate flooring. Door to shower room.

BEDROOM ONE

14' 10" reducing to 10'03" and 7'01" x 19' 05" reducing to 15'07" and 9'10" (4.52m x 5.92m) A master bedroom with the true wow factor! Amazing vaulted ceiling lit with spotlights. The room is triple aspect with velux windows to the sides and a box bay window with lead light effect to the front. Useful under eaves storage.

ENSUITE BATHROOM

The ensuite offers a bath as well as a double walk in shower with mains shower. There is a bespoke oak washstand with a granite top with hand wash basin. Half tiled with modern tiles to all visible walls. Close coupled WC. Chrome heated towel rail. Tiled flooring. Velux window to the side.

BEDROOM TWO

9' 03" x 8' 07" (2.82m x 2.62m) Another double upstairs bedroom with useful eaves storage. Double aspect with a velux window to the side and double glazed window to the rear. Radiator. Sea grass carpet.

BEDROOM THREE

10' 04" x 10' 03" plus wardrobe space" (3.15m x 3.12m) A good sized downstairs double bedroom with bespoke solid oak built in wardrobes. Double glazed bay window with lead light effect to the front. Radiator with decorative cover. Smooth plastered ceiling with spotlights. Sea grass carpet.

BEDROOM FOUR

9' 06" x 7' 06" (2.9m x 2.29m) A second downstairs bedroom with double aspect double glazed windows to the side and front the front having lead light effect. Built in wardrobe with mirrored doors. Smooth plastered ceiling. Radiator. Carpet.

GARDEN ROOM

17' 0" narrowing to 12'02" x 11' 01" narrowing to 7'03" (5.18m x 3.38m)



Master Floorplan Image



TOTAL APPROX. FLOOR AREA 1381 SQ.FT. (128.2 SQ.M.)

A bespoke weather boarded garden room with solid oak wood stable door. Flooded with light by 2 velux windows as well as 2 additional windows to the side and a further window to the rear. Useful overhead storage. Wooden floorboards. The room benefits from power and lighting. Currently used as a gym but could be used for a variety of purposes.

FRONT GARDEN

Shingled with mature shrubs. Off street parking and access to the rear via double wooden gates.

REAR GARDEN

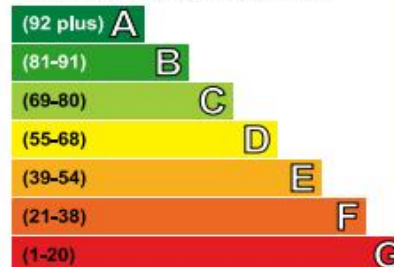
The garden commences with a good sized decking area with the remainder laid to lawn with mature borders. The garden benefits from being unoverlooked and there is personal access to the side of the property where the garage is located.

GARAGE

There is a detached single garage located to the rear of the property which is double length and offers plenty of storage space.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
75	85

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