



STUART THOMAS  
ESTATES



- DECEPTIVELY SPACIOUS AND VERSATILE DETACHED FAMILY HOME
- MODERN FITTED KITCHEN/DINER
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM

26 Beresford Gardens, Hadleigh, Essex, SS7 2SA

Guide Price £600,000

Viewing is recommended of this deceptively spacious and versatile detached family home with modern fitted kitchen/diner and large additional reception room currently used as a fifth bedroom. It has a south facing garden with additional courtyard to the side and is located within easy reach of Hadleigh Town Centre. King John and Westwood Academy catchment.





## Property Description

### KITCHEN/DINER

23' 01" x 11' 10" (7.04m x 3.61m) Entrance via a solid wood door into the kitchen/diner. The kitchen area comprises a range of modern light grey eye and base level units with wood effect work surface and upstands over. White ceramic one and a half bowl drainer. Inductor hob with extractor fan over. Integrated fridge/freezer and dishwasher as well as 2 single eye level electric ovens. Plumbing for a washing machine. Breakfast bar to the dining area. Modern tiled effect laminate flooring. Double glazed window to the front. Smooth plastered ceiling with spotlights. Cupboard housing the consumer unit. The dining area retains its original parquet flooring and comfortably accommodates a large family dining table. There is a large double glazed picture window to the side. Radiator. Door to inner hall.

### INNER HALL

The inner hall also retains its original parquet flooring. Stairs to first floor with under stairs cupboard. Doors lead to the ground floor cloakroom and lounge. There is an additional external hardwood door leading to the courtyard garden as well as a large picture window. Radiator.

### LOUNGE

19' 06" x 11' 11" (5.94m x 3.63m) This good sized lounge has a feature fireplace with modern electric log flame effect fire. Double glazed French Doors lead to the south facing rear garden. There are double doors leading to an additional room which is currently utilised as a fifth double bedroom. Additional door with obscure glass leads to the study. Continuation of the parquet flooring. Radiator. Smooth plastered ceiling with coving.

### STUDY

14' 05" x 7' 03" (4.39m x 2.21m) The study benefits from a picture window to the rear with patio doors leading to the garden. Radiator. Carpet. To one end of the room is a doorway leading to a storage area with picture windows to the side and rear with an additional radiator. Carpet. Smooth plastered ceiling.







#### RECEPTION ROOM/FIFTH BEDROOM

16' 05" x 11' 11" (5m x 3.63m) Accessed via the lounge this is another great sized room which is currently being used as a bedroom. Continuation of the original parquet flooring. The window to the front overlooks the courtyard garden. 2 radiators. Smooth plastered ceiling and coving.

#### GROUND FLOOR CLOAKROOM

The cloakroom has a low level WC with a wall mounted hand wash basin. Double glazed window to the side with obscure glass.

#### LANDING

The landing benefits from a window to one side with a further 3 double glazed windows overlooking the courtyard garden to the other. Airing cupboard. Radiator. Access to the loft area.

#### BEDROOM ONE

15' 09" x 10' 00 PLUS WARDROBE" (4.8m x 3.05m) A great sized master bedroom with a double glazed window to the rear overlooking the garden. Fitted cupboards to one wall. Smooth plastered ceiling with coving. Radiator.

#### EN SUITE

The en suite is tiled to all visible walls. Shower cubicle with rain water head shower as well as an additional hand held attachment. Low level WC. White gloss vanity unit with hand wash basin.

#### BEDROOM TWO

15' 07" x 11' 11" (4.75m x 3.63m) Another large double bedroom with fitted wardrobes. Double glazed window to the rear. Smooth plastered ceiling with coving. Radiator.

#### BEDROOM THREE

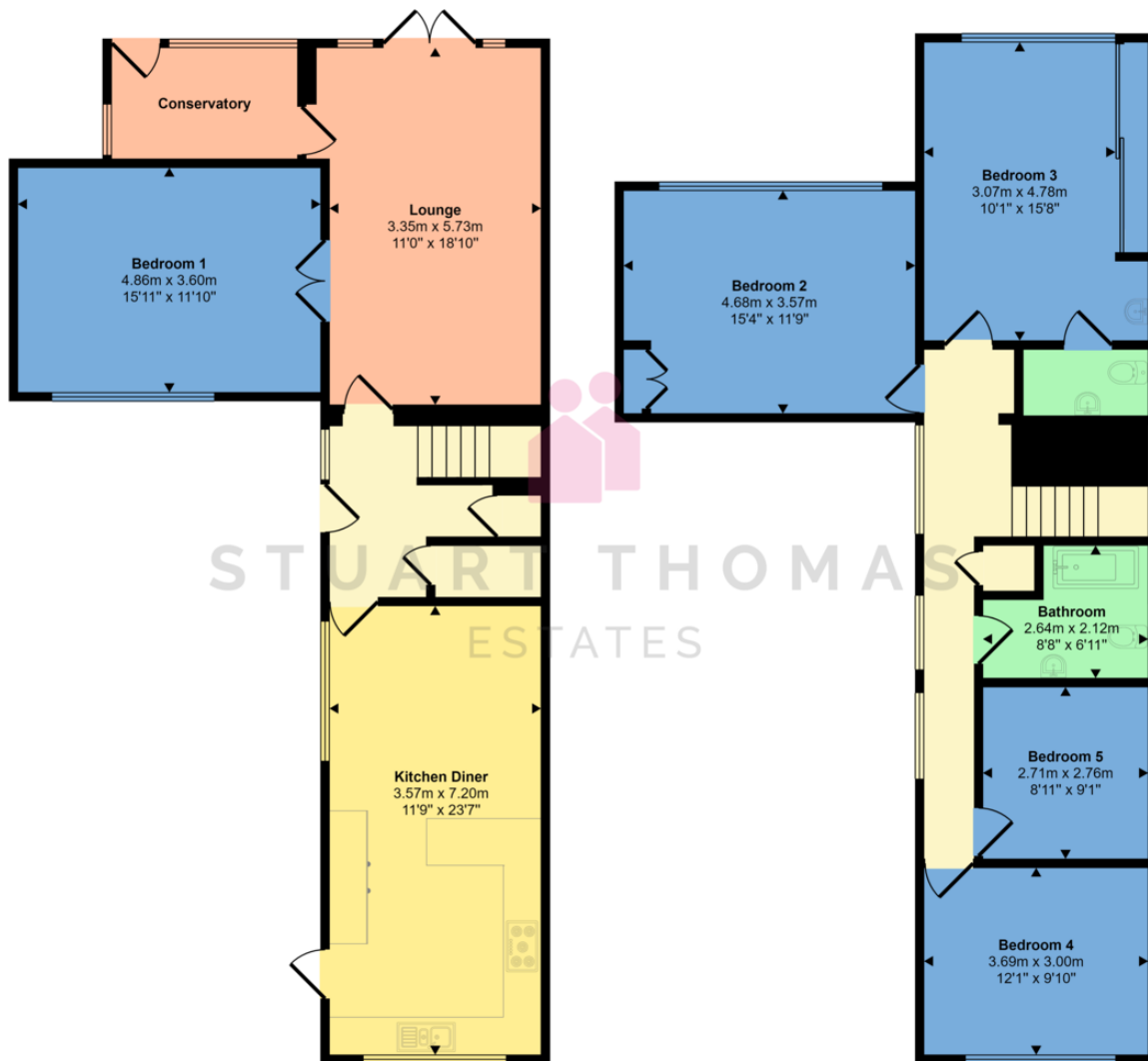
11' 11" x 9' 11" (3.63m x 3.02m) Bedroom three has a double glazed window to the front. Radiator. Smooth plastered ceiling.

#### BEDROOM FOUR

8' 11" x 8' 05" (2.72m x 2.57m) Bedroom four has a double glazed window to the side. Radiator. Smooth plastered ceiling.



Approx Gross Internal Area  
158 sq m / 1703 sq ft



Ground Floor  
Approx 82 sq m / 880 sq ft

First Floor  
Approx 76 sq m / 823 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### FAMILY BATHROOM

The family bathroom is tiled in a modern metro tile to all visible walls. There is a P shaped bath with glass shower screen and rain water head shower with an additional hand held attachment. Wall hung hand wash basin with white gloss storage under. Chrome heated towel rail. Double glazed window to the side with obscure glass. Smooth plastered ceiling.

#### GARAGE

The double garage has power and lighting with an up and over door. There is windows to the rear with obscure glass and the boiler is sited here.

#### FRONT GARDEN

The front of the property is block paved with plenty of off street parking. There is a covered area which leads to the garage, courtyard garden and main house.

#### REAR GARDEN

Approximately 40 ft unmeasured the south facing garden commences with a patio and decked area. The remainder is laid to lawn with a raised bed to the rear. There is access to the side to the courtyard garden which in turn gives access to the front of the property. Outside water tap. There is additional personal access to the front of the property from the other side of the garden as well.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and