



STUART THOMAS
ESTATES



- VERSATILE ACCOMMODATION
- LOUNGE WITH WOOD BURNING STOVE
- PLANS PASSED FOR ANNEXE AND TO ENLARGE AND REMODEL THE FIRST FLOOR

57 Western Road, Daws Heath, Essex, SS7 2TL

Guide Price £490,000

Located in the much sought after Daws Heath area and within walking distance of Hadleigh Town Centre, viewing is recommended of this already spacious and versatile detached property with further PLANS PASSED TO CONVERT THE GARAGES TO A SELF CONTAINED ANNEXE AS WELL AS ENLARGE AND REDMODEL THE UPSTAIRS.



Property Description

PORCH

Entrance via a composite entrance door with obscure glass into a porch with wood flooring and smooth plastered ceiling. Door leading to:

LOUNGE

19' 0" x 12' 2" (5.79m x 3.71m) A lovely room with a feature fireplace housing a log burner. Double glazed window to front. Radiator. Stairs to first floor. Wood flooring. Door to:

KITCHEN/DINER

18' 10" x 9' 10" (5.74m x 3m) A dual aspect room with a comprehensive range of wood effect base and wall units as well as plenty of space for a dining table. Black sparkle effect work surfaces with Butler sink and splash back tiling. Space for range cooker and American style fridge/freezer. Plumbing for washing machine. Integrated dishwasher. Smooth plastered ceiling. Double glazed door to garden and garage access.

PLAYROOM/SITTING ROOM

11' 11" x 7' 6" (3.63m x 2.29m) Window to rear aspect overlooking garden. Radiator. Carpet. Smooth plastered ceiling. Door to Bedroom.

BEDROOM 2 GROUND FLOOR

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to rear overlooking garden. Radiator. Carpet. Smooth plastered ceiling.

LANDING

Useful storage cupboard as well as a double glazed window to the side. Carpet. Smooth plastered ceiling with access to the loft.





BEDROOM 1

15' 7" x 12' 6" (4.75m x 3.81m) Built in wardrobes. Storage cupboard in eaves. Carpet. Double glazed window to front. Smooth plastered ceiling.

BEDROOM 3

11' 7" x 8' 8" (3.53m x 2.64m) Large built in wardrobes with sliding doors. Carpet. Radiator. Double glazed window to side aspect. Smooth plastered ceiling. Door to Dressing Room/Study.

DRESSING ROOM/STUDY

9' 11" x 5' 3" (3.02m x 1.6m) Double glazed window to rear aspect. Smooth rendered ceiling. Carpet.

BATHROOM

Three piece bathroom suite comprising of pedestal wash hand basin and close couple WC. Panelled bath with shower screen and rain water shower head over with additional hand held attachment. Tiling to Bath wall. Heated towel rail. Obscure double glazed window to rear aspect. Smooth plastered ceiling. Wood effect laminate flooring.

REAR GARDEN

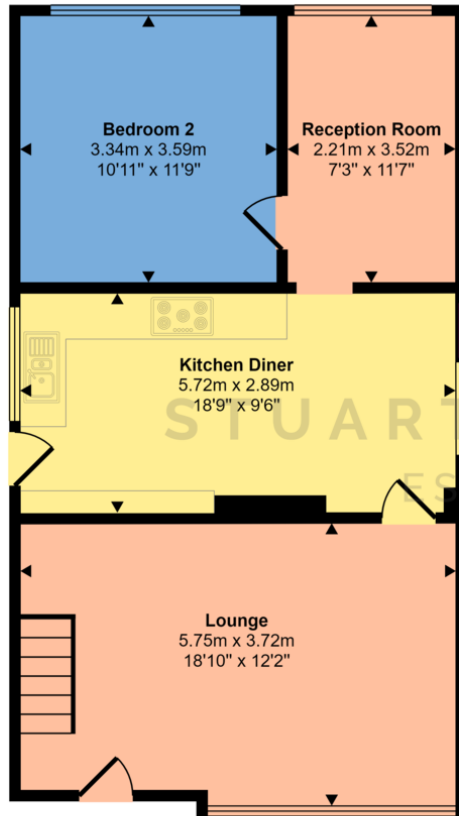
Approximately 36' x 36' (unmeasured). A pleasant rear garden commencing with a patio area with the remainder laid to lawn and shrubs. Shed to remain. Side access to the front of the property as well as the double garage.

DOUBLE GARAGE

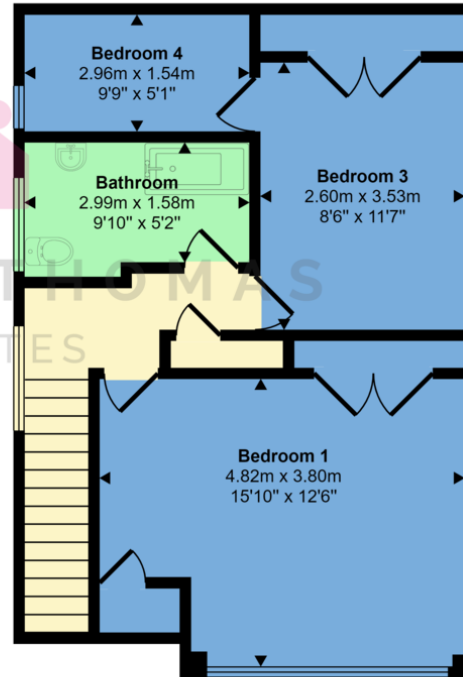
Double garage with twin up and over doors to front. Further up and over door allowing vehicular access to the rear garden. Personal door to garden. Power and lighting.



Approx Gross Internal Area
108 sq m / 1167 sq ft



Ground Floor
Approx 59 sq m / 639 sq ft

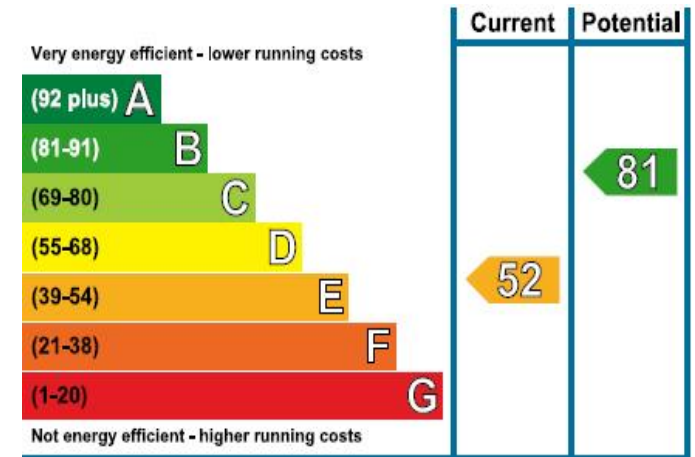


First Floor
Approx 49 sq m / 528 sq ft

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.

FRONT GARDEN

The front of the property provides ample parking with the remainder laid to lawn.



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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