



STUART THOMAS
ESTATES



- STUNNING RENOVATION
- NEWLY FITTED KITCHEN AND SHOWER ROOM
- SPACIOUS LOUNGE/DINER
- IMPRESSIVE ENTRANCE HALL

1 Hazel Close, Hadleigh, Essex, SS7 2EP

Guide Price £500,000 - £510,000

STUNNING 2 BED DETACHED BUNGALOW RENOVATED TO AN EXCEPTIONAL STANDARD located in a sought after turning in Hadleigh, close to a local park, within walking distance of local shops as well as Hadleigh town centre and a short drive to Leigh Station. VIEWING IS ESSENTIAL.



Property Description

HALL

Entrance to the bungalow is via a newly fitted composite door into an impressive hall which has feature panelling to the lower half of the walls. Cupboard housing meters. Solid wood oak flooring. Smooth plastered ceiling with recessed spotlights. Access to the loft which is part boarded and has a light.

LOUNGE

20' 8" x 11' 10" (6.3m x 3.61m) Entrance to the lounge is via double doors with lead light effect. This good sized room is double aspect with a double glazed window to the front and French doors to the rear overlooking the garden. There are 2 additional windows to the side with blinds to remain. The room has feature panelling surrounding the fire place which also incorporates a media wall with wifi connection. There is also additional wifi connection to the front of the room. Smooth plastered ceiling with recessed spotlights as well as 2 further pendant lights. Carpet. Wall mounted 5kw unit which the vendor advises provides heating, air conditioning as well as hydrating the air.

KITCHEN

11' 7" x 9' 6" (3.53m x 2.9m) A fabulous kitchen fitted with modern grey gloss base and eye level units with a quartz effect work surface over with an underslung one and a half bowl stainless steel sink FITTED WITH A QUOOKER TAP. Modern metro tiling splash back. Electric induction hob with stainless steel chimney extractor over. Integrated washing machine and dishwasher. There are additional floor to ceiling units to one wall incorporating an integrated fridge freezer and BOSCH 4D OVEN WITH HOT AIR. Double glazed window to the rear with additional window to the side and a door with obscure glass leading to the rear garden. Window blinds to remain. Smooth plastered ceiling with fitted speaker and recessed spotlights. Kickboard lighting. Luxury vinyl tiled grey stone effect flooring. Modern vertical electric radiator.



BEDROOM ONE

15' 5" x 14' 7" into the bay" (4.7m x 4.44m) A spacious master bedroom with a double glazed bay window. Modern wardrobes to



one wall to remain. Additional double glazed window to the side. Blinds to remain. Solid wood oak flooring. Smooth plastered ceiling with recessed spotlights. Wifi connection. 2.5kw heating/air conditioning/hydrating unit as before.

BEDROOM TWO

9' 6" x 9' 5" (2.9m x 2.87m) Grey modern wardrobes to remain. Double glazed window to the side with blinds to remain. Solid wood oak flooring. Smooth plastered ceiling with recessed spotlights. One and a half kw heating/air conditioning/hydrating unit as before.

SHOWER ROOM

Fitted to a very high standard the shower room offers a walk in shower with rainfall shower and additional hand held attachment. Tiling to the shower area. There is a wall mounted hand wash basin with white gloss storage under as well as a wall mounted illuminated demisting mirror. Wall mounted WC with concealed flush. Additional storage is provided by a wall mounted white gloss unit with electric toothbrush charging point as well as a cupboard with a charging point for a cordless hoover. Modern wall mounted electric radiator. Tiled flooring. Smooth plastered ceiling with recessed spotlights. Double glazed obscure glass window to the rear.

GARAGE

There is a double length detached garage to the side with power and a work bench accessed via double gates to the front of the property.

FRONT GARDEN

Benefitting from a makeover the front garden now provides parking for several vehicles. There is a power point to the front as well as infrared security lighting to the front and side.

REAR GARDEN

The property stands on a bold corner plot measuring approximately 60ft wide and 75ft to the side (unmeasured) with potential to extend subject to planning. The garden commences with a patio area with the remainder laid to lawn with easy to maintain borders. There is a lawned area to the side of the property with personal access. Personal access to the garage as well as a useful metal shed to the rear. There are outside power points to the rear and both sides of the



property as well as infrared security lights.

AGENTS NOTE

The vendors advise that hot water is provided by an electric direct 200 litre water cylinder and all heating units and electric radiators can be controlled via an App on your phone or by remote control. The air conditioning units are Daikin throughout.

Tenure Freehold
Council Tax Band D, Castle Point Council



Floorplan

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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