



STUART THOMAS  
ESTATES



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- NO THROUGH ROAD
- POPULAR LOCATION WITHIN EASY REACH OF HADLEIGH TOWN CENTRE
- GREAT SIZED LOUNGE AND KITCHEN DINER

51 Lynton Road, Hadleigh, Essex, SS7 2QG

Guide Price £550,000

Nestled in a popular no through road within easy reach of Hadleigh Town Centre is this 3 bedroom detached bungalow with en su ite to master bedroom and large lounge and kitchen/diner with a courtyard style garden providing a secluded haven to enjoy the sunshine. VIEWING IS RECOMMENDED.



## Property Description

### HALL

Entrance to the bungalow is via a UPVC door with obscure glass into the hallway with airing cupboard and access to the loft. Radiator. Carpet.

### LOUNGE

17' 10" x 16' 06" (5.44m x 5.03m) A generous sized room with access via French doors to the deck. Additional adjacent windows to the French doors make this a beautifully light room. Feature fireplace with electric fire. Radiator with decorative cover. Carpet.

### KITCHEN/DINER

19' 06" x 12' 06" REDUCING TO 9'07" (5.94m x 3.81m) A large kitchen/diner which offers a range of solid wood eye and base level units with marble effect rolled work surfaces over and one and a half bowl composite sink. Splash back tiling. There is a Dietrich electric induction hob with extractor fan over as well as integrated oven and microwave, dishwasher, washing machine and integrated undercounter fridge and freezer. There are additional floor to ceiling solid wood cupboards to one wall one of which houses the boiler. 2 double glazed windows to the rear and half glazed door to the side provide the room with plenty of light. Radiator. Tiled flooring.



### BEDROOM ONE

14' 0" x 11' 11" (4.27m x 3.63m) A good sized master bedroom which is fitted with a range of wardrobes and bedside tables as well as an additional chest of drawers and dressing table. The box double glazed bay window to the front has leadlight effect. Radiator with decorative cover. Carpet. Door to en suite.



#### ENSUITE

The ensuite comprises of a shower with Aqualise mains shower, hand washbasin in white gloss vanity unit and close coupled WC. There is tiling to all visible walls and a tiled floor. Radiator. Recessed spotlights to the ceiling.

#### BEDROOM TWO

11' 07" x 9' 10" NARROWING TO 8'06" (3.53m x 3m) The second bedroom has a double glazed window to the side. Radiator with decorative cover. Carpet.

#### BEDROOM 3

11' 05" x 7' 10" (3.48m x 2.39m) Currently set up as a dressing room there are fitted wardrobes to both sides of the room. Double glazed window to the side. Carpet. Radiator.

#### BATHROOM

The bathroom comprises of a white 3 piece suite. There is a bath with a telephone mixer tap, pedestal hand wash basin and close coupled WC. Tiled to all visible walls. Double glazed window with obscure glass and lead light effect to the front. Tiled floor. Radiator.

#### GARAGE

The garage is integral with an up and over door as well as personal access to the side. There is power and the garage houses the electric meter and fuse board.

#### FRONT GARDEN

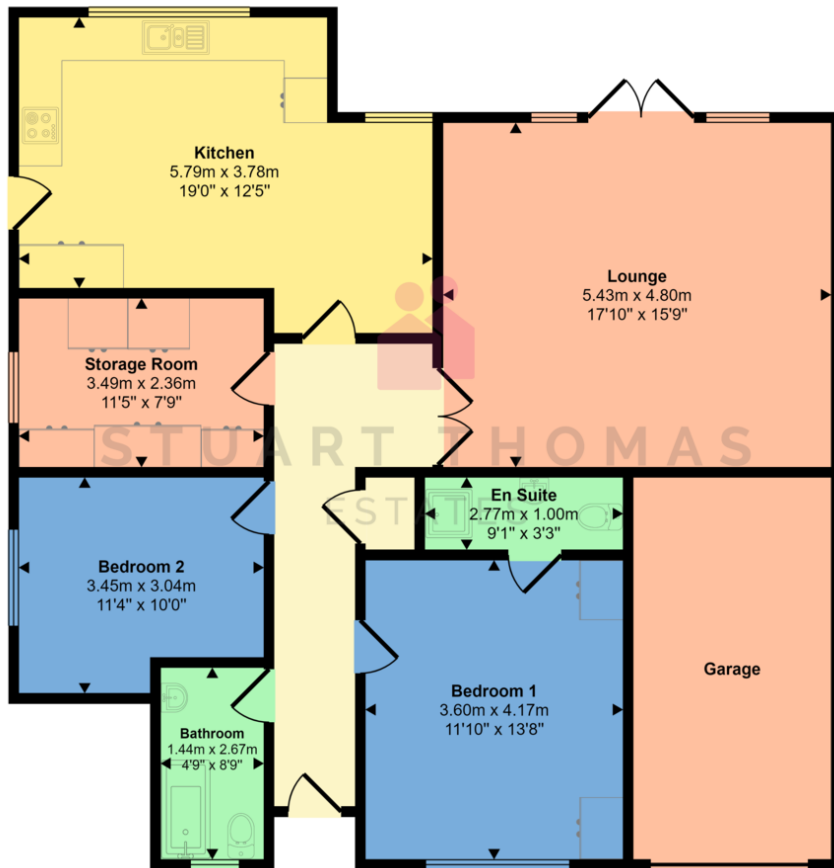
The front of the garden is block paved offering ample parking and there is also a flower bed to the side and front with mature easy maintenance shrubs.

#### REAR GARDEN

Approximately 40ft wide and 20ft deep (unmeasured) the rear



Approx Gross Internal Area  
119 sq m / 1279 sq ft



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.

garden is a courtyard style providing a secluded haven. It commences with a decked area with balustrade to enjoy the sun with steps leading to the rest of the garden which is block paved and has numerous mature shrubs providing complete privacy. There is a summerhouse with a light as well as a shed for storage. Outside water tap. There is personal access to both sides of the property one being wider than average.

Agents Note

Tenure Freehold

Council Tax Band E, Castlepoint

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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