

Broomfield, Hadleigh, SS7 2SR



Offers In Excess of £375,000

Situated on the desirable Westwood Estate location within easy reach of Hadleigh Town Centre, is this spacious, extended two bedroom semi-detached bungalow. This well presented, spacious, extended two bedroom semi-detached bungalow benefits from having a lounge opening to conservatory; modern fitted kitchen; shower room; rear garden measuring 47'; off street parking for one vehicle with potential for further and is within catchment for the OFSTED outstanding Westwood Academy.

EPC rating - D. Our ref: 15539

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY UPVC double glazed stained glass window to side aspect. Loft access. Radiator. Laminate flooring. Doors to:

LOUNGE 13' 7" x 10' 8" (4.14m x 3.25m) Coved and skimmed ceiling. Feature fireplace. Radiator. Laminate flooring. Open plan to:



CONSERVATORY 10' 7" x 9' 10" (3.23m x 3m) Coved ceiling with spotlight insets. UPVC double glazed windows to side and rear aspects. UPVC double glazed French style doors leading to REAR GARDEN. Radiator. Laminate flooring with underfloor heating.



KITCHEN 12' x 10' 10" reducing to 9' 2" (3.66m x 3.3m > 2.79m) Coved and skimmed ceiling with inset spotlights. UPVC double glazed windows to front and rear aspects. Fitted with a range of modern base, eye level, display and drawer units. Square edged working surfaces. Inset sink drainer with chrome mixer tap. Inset 4 ring electric hob with glass splashback. Built in Bosch double oven. Integrated dishwasher. Integrated washing machine. Feature plinth lighting. Radiator. Tile effect flooring.



BEDROOM ONE 16' 2" x 10' 8" (4.93m x 3.25m) Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BEDROOM TWO 9' 5" x 8' 7" (2.87m x 2.62m) Coved and skimmed ceiling. UPVC double glazed French style doors providing access to REAR GARDEN. Radiator.



SHOWER ROOM 6' 10" x 5' 5" (2.08m x 1.65m) Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin and double walk in shower cubicle. Heated towel radiator. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a driveway providing off street parking for one vehicle. The remainder is crazy paved with various raised flower beds with trees and shrubs. Gated side access to **REAR GARDEN**.

The **REAR GARDEN** measures approx. 47' and commences with a large patio leading to lawn. Various flower beds planted with a variety of established plants and shrubs. Shed to remain. Outside tap. Fencing to all boundaries.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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