

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Falbro Crescent, Hadleigh, Benfleet, SS7 2SF



£750,000

WILLIAMS and DONOVAN are delighted to offer for sale this four bedroom detached house, backing directly onto John Burrows Park and within easy reach of the many amenities on offer in Hadleigh Town Centre, Hadleigh Castle and Country Park and local schools. The accommodation includes a lovely, spacious kitchen/family room with bi-folding doors to the rear garden; separate snug; utility room; four good sized bedrooms; modern bathroom; garage with off street parking for three/four vehicles and an approx. 50' rear garden with outbuilding. EPC rating - D. Our ref: 14640

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Accommodation comprises:

Entrance via contemporary entrance door to:

PORCH

Double glazed windows to front aspect. Wall lighting. Tiled floor. Solid wood door to:

HALLWAY

Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Tall designer radiator. Karndean flooring. Solid oak doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Radiator. Part tiled walls. Tiled floor.

SNUG/PLAYROOM 11' 5" x 11' (3.48m x 3.35m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Tall designer radiator. Solid oak double opening doors to:



KITCHEN/FAMILY ROOM 32' 6" reducing to 23' 1" x 20' (9.91m > 7.04m x 6.1m)

Skimmed ceiling with spotlight insets. Skylight. Double glazed bi-folding doors, with integrated blinds, leading to and overlooking REAR GARDEN. Double glazed windows to rear and side aspects. Range of base and eye level units. Square edged Dekton working surfaces. Inset one and a half bowl sink drainer. Built in AEG double electric oven. Integrated dishwasher. Space for American style fridge/freezer. Central island with inset AEG induction hob with integrated extraction externally. Two tall designer radiators. Feature electric fireplace. Karndean flooring.



UTILITY ROOM 8' 9" x 5' 2" (2.67m x 1.57m)

Skimmed ceiling with spotlights. Double glazed door to walkway at side. Range of base and eye level units. Roll edged working surfaces. Space for washing machine. Space for tumble dryer. Space for under counter fridge or freezer.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to front aspect. Doors to:

BEDROOM ONE 13' 10" x 11' (4.22m x 3.35m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM TWO 11' 10" x 11' (3.61m x 3.35m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.



with double glazed windows to front and side aspects. Insulated. Double glazed door. Power and lighting.



BEDROOM THREE 10' 7" x 8' 10" (3.23m x 2.69m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

BEDROOM FOUR 10' x 8' 10" (3.05m x 2.69m)

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 10' 10" x 5' 6" (3.3m x 1.68m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Modern four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property, is a paved driveway providing off street parking for three/four vehicles and access to GARAGE. The remainder comprises a raised brick built flower bed with small lawn area and shrubs. EV charging point.

The **REAR GARDEN** measures approx. 50' and backs directly onto John Burrows Park. Commencing with extensive decking area leading to lawn. Brick built flower beds. Shed to remain. Rear gate directly to John Burrows Park. Outside hot/cold tap. Exterior power and lighting. Walkway to gate leading to front. **OUTBUILDING/OFFICE**



GARAGE 16' x 9' (4.88m x 2.74m) With up and over door. Power and lighting. Wall mounted combi boiler. Double glazed window to rear aspect. Door to REAR GARDEN.

AGENT'S NOTE:

This property was extended and refurbished to the ground floor in 2022.

Recently fitted aluminium double glazing throughout. Cat 6 ethernet cabling throughout.

GROUND FLOOR
1178 sq.ft. (109.5 sq.m.) approx.

1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1802 sq.ft. (167.4 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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