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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Daws Heath Road, Daws Heath, Hadleigh, SS7 2NW



GUIDE PRICE £400,000 - £425,000

WILLIAMS and DONOVAN are pleased to offer for sale this three bedroom semi-detached chalet situated in a desirable Daws Heath location, within easy reach of Hadleigh Town Centre, Castle and Country Park. The property benefits from having been extended and having a 23' 2" kitchen/diner; separate lounge; three double bedrooms; 47' approx. rear garden and off street parking for two vehicles.

Council Tax Band – C. EPC rating - E. Our ref: 15527

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Daws Heath Road, Daws Heath, Hadleigh, SS7 2NW

Accommodation comprises:

Entrance via double glazed lead light front door to:

RECEPTION HALL

Coved and skimmed ceiling. Spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to BEDROOMS ONE and TWO. Open plan to:

LOUNGE 14' 5" x 14' 3" (4.39m x 4.34m)

Coved and skimmed ceiling. Feature fireplace. Radiator. Door to BATHROOM. Opening to:



KITCHEN/DINER 23' 2" x 11' 2" (7.06m x 3.4m)

Coved and skimmed ceiling. Spotlight insets. Dual aspect uPVC double glazed windows to side and rear aspects. UPVC double glazed lead light French style doors leading to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset electric hob with extractor over. Cooker to remain. Space for microwave. Integrated dishwasher. Miele oven to remain. Wall mounted Ideal combination gas boiler inside cupboard. Laminate flooring.



BATHROOM 9' 4" x 7' (2.84m x 2.13m)

Skimmed ceiling with spotlight insets. Four piece suite comprising close coupled w/c, pedestal mounted wash hand basin with chrome mixer tap, bath with chrome mixer tap and walk in shower cubicle. Part tiled walls. Laminate flooring.



BEDROOM ONE 21' 1" x 9' 5" (6.43m x 2.87m)

Coved and skimmed ceiling. Dual aspect double glazed lead light windows to front and side aspect. Radiator.

Agent's Note - currently being used as a bedroom and dressing room but could be converted to two separate bedrooms.



BEDROOM TWO 12' 7" x 10' 10" (3.84m x 3.3m)

Coved and skimmed ceiling. Double glazed lead light bay window to front aspect. Radiator. Built in storage cupboard. Shelving and rails.



FIRST FLOOR LANDING

Loft access door. Door to:

BEDROOM THREE 11' x 9' 5" (3.35m x 2.87m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



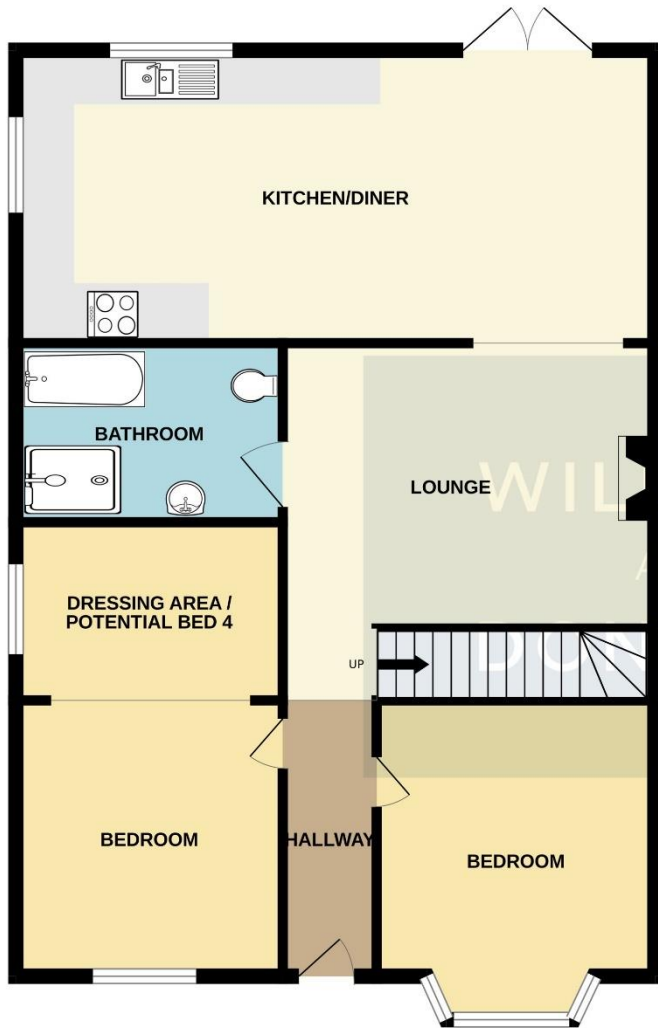
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles. Gated side access to **REAR GARDEN**. The remainder of the front comprises mature shrubs.

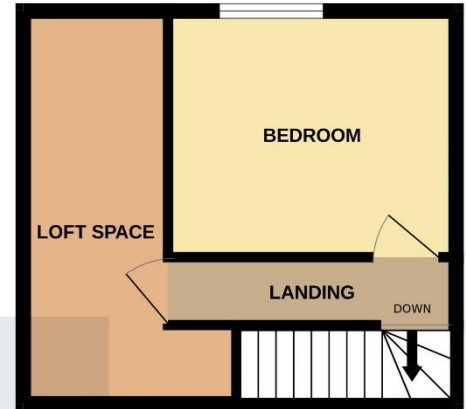
The **REAR GARDEN** measures approx. 47' and commences with paved patio. The remainder is mostly laid to lawn with two raised sleeper flower beds to each flank. Raised sleeper patio to rear. Fencing to all boundaries.



GROUND FLOOR



1ST FLOOR



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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