

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Badgers Way, Thundersley, SS7 1TR



£725,000

WILLIAMS and DONOVAN are privileged to bring to the market this spacious four double bedroom detached house, situated in a sought after location within short walking distance of The King John School; close to Shipwrights Wood; USP College (SEEVIC); major routes via the A13 and a short drive to Hadleigh Town Centre. With a Kube designed kitchen; two reception rooms; under floor heating to the ground floor; two bathrooms; large garage with off street parking for four vehicles and an un-overlooked 78' South backing rear garden, this property offers versatile accommodation and must be viewed to be fully appreciated. EPC rating - C. Our ref: 15739

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Badgers Way, Thundersley, SS7 1TR

Accommodation comprises:

Entrance via composite door with sidelights to:

ENTRANCE HALL 16' 8" x 6' 8" (5.08m x 2.03m)

Stairs to FIRST FLOOR ACCOMMODATION with custom built understairs storage, with utility area plumbed for washing machine and cloak area to rear. Alarm keypad. Wood effect laminate flooring with underfloor heating. Double opening doors to LOUNGE. Door to GROUND FLOOR CLOAKROOM. Opening to:



KITCHEN 11' 10" x 10' 10" (3.61m x 3.3m)

Skimmed ceiling with spotlight insets. Double glazed window with integrated venetian blinds, to front aspect with quartz window sill. Kube designed kitchen comprehensively fitted with a range of base, eye level and drawer units with quartz working surfaces and matching upstands. Inset one and a half bowl granite sink drainer with mixer tap. Die Dietrich induction hob with stainless steel extractor chimney and quartz splash back. Built in Siemens eye level electric oven. Integrated fridge. Integrated under counter freezer. Integrated dishwasher. Two display shelves. Room thermostat. Wood effect laminate flooring with underfloor heating. Half glazed door to:



UTILITY AREA

UPVC double glazed doors to front and rear aspects.

LOUNGE 16' 8" x 11' (5.08m x 3.35m)

Skimmed ceiling. Double glazed French style doors and sidelights with integrated venetian blinds, overlooking and providing access to the REAR GARDEN. Room thermostat. Wood effect laminate flooring with underfloor heating. Arch to:



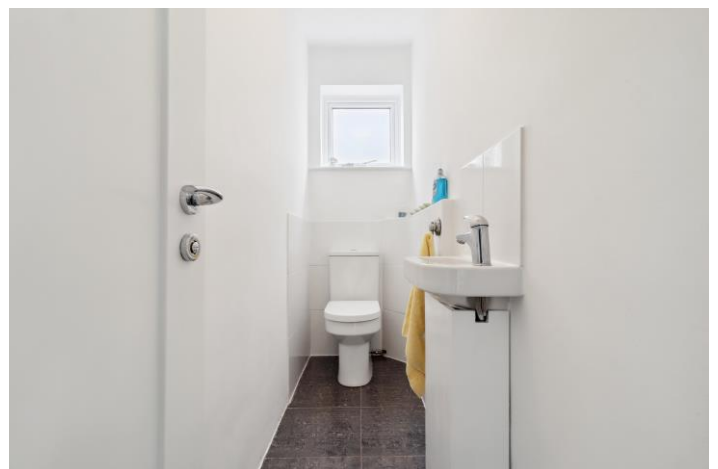
DINING ROOM 16' x 12' (4.88m x 3.66m)

Skimmed ceiling. Double glazed French style doors and sidelights with integrated venetian blinds, overlooking and providing access to the REAR GARDEN. Room thermostat. Wood effect laminate flooring with underfloor heating.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin. Part tiled walls. Tile effect flooring.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access with pull down ladder - we understand from the vendor, that the loft is part boarded and has a light. Doors to:

BEDROOM ONE 11' 10" plus wardrobes x 10' 10" (3.61m x 3.3m)

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



BEDROOM TWO 17' x 9' (5.18m x 2.74m)

Skimmed ceiling. Double glazed window with integrated venetian blinds, to front aspect. Radiator. Vinyl wood effect flooring.



BEDROOM THREE 13' 1" x 10' 10" (3.99m x 3.3m)

Skimmed ceiling. Double glazed window with integrated venetian blinds, to front aspect. Radiator. Vanity mounted hand wash basin.



BEDROOM FOUR 18' x 8' 5" (5.49m x 2.57m)

Skimmed ceiling. Two double glazed windows to rear aspect. Radiator. Vinyl wood effect flooring.

BATHROOM 8' 9" x 5' 3" (2.67m x 1.6m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to front aspect. Four piece white bathroom suite comprising concealed cistern w/c, bidet, vanity mounted hand wash basin and panelled bath with shower over and space saving shower screen. Fully tiled walls with complementary ceramics. Heated towel rail. Amtico flooring.



SHOWER ROOM 6' 1" x 5' 1" (1.85m x 1.55m)

Spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising concealed cistern w/c, vanity mounted hand wash basin and shower cubicle with mains shower. Fully tiled walls with complementary ceramics. Heated towel rail. Amtico flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an extensive block paved driveway providing off street parking for four vehicles and access to **GARAGE**. Gated side access to **REAR**. Various shrub bed borders.



The South backing **REAR GARDEN** measures approx. 78' x 39' and is un-overlooked. Commencing with tiled patio area leading directly onto lawn. Various mature shrubs, plants and trees. Fencing to all boundaries. Outside tap to side.

GARAGE 16' 4" x 9' 8" (4.98m x 2.95m)

With automated sectional door. Obscure double glazed window to side aspect. Further door to front. Plumbing for washing machine. Power and lighting. Klickfloor heavy duty PVC floor tiles.



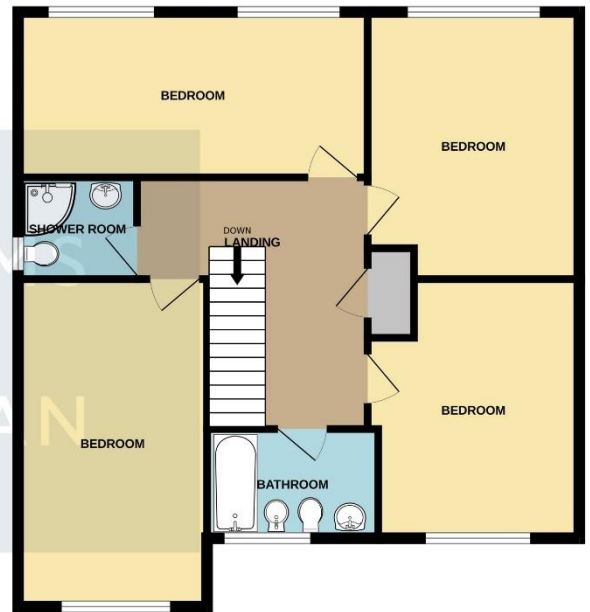


Agent's Note:
The ground floor underfloor heating is a wet system.

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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