



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- WEST BACKING REAR GARDEN
- SUPERBLY DECORATED
- WELL FITTED KITCHEN

74 Castle Lane, Hadleigh, Essex , SS7 2AL

Guide Price £450,000

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## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Entrance door with a glass bullion inset leads to the L shaped entrance hall which has a painted wood floor. Radiator. Glazed part brick wall allowing light into the Hallway and Lounge. High level meter cupboard. Built in storage cupboard.

### LOUNGE

This stunning room has a feature exposed brick wall and chimney breast. Double glazed French doors with adjacent windows in a bay leading to the rear garden. Painted wood floor. Paddle staircase leads to the first floor. Painted wood panelled ceiling. Twin 8 light doors lead to the Dining Room and Kitchen.

### DINING ROOM/POSSIBLE BEDROOM

Off the Lounge with a large double glazed bay window to the front. Radiator. Limed effect wood flooring. Picture rail.

### KITCHEN/BREAKFAST ROOM

Well fitted with units at eye and base level with ample work surfaces over. Belfast style sink unit with a mixer tap over. 4





ring gas hob with an extractor cooker hood over and a built under oven. Space and plumbing for a washing machine and dishwasher. Double glazed corner window to the front. Double glazed bay window to the rear with a double radiator below. Stable door leads to the rear garden. Integrated fridge. Some contrasting ceramic tiling.

#### BEDROOM ONE

This bright and larger than average room has a double glazed bay window to the front. Double radiator. Double glazed window to the side.

#### SHOWER ROOM

This good size room has a 3 piece suite comprising a high level wc, large walk in shower and a pedestal hand wash basin. Obscure double glazed window to the side. Heated towel rail/radiator. Extractor fan. Painted bricks to 2 walls. Some ceramic tiling.

#### FIRST FLOOR BEDROOM

With Velux windows to the front and rear. Exposed brickwork to one wall. Radiator.

#### EN SUITE BATHROOM

With a low level wc and a panelled bath with a mixer tap and shower attachment. Velux window to the side.

#### FRONT GARDEN

Mainly laid to lawn with ample off street parking via block paved driveway for several vehicles.

#### REAR GARDEN

This very attractive rear garden is WEST BACKING and laid to lawn. Large decked area ideal for entertaining. Screen fencing to the boundaries. Side access to the front. LARGE DETACHED





WORKSHOP with lighting and power.

GENERAL  
 TENURE FREEHOLD  
 CASTLE POINT BOROUGH COUNCIL  
 COUNCIL TAX BAND C

Approx Gross Internal Area  
 83 sq m / 893 sq ft



Ground Floor  
 Approx 63 sq m / 679 sq ft

First Floor  
 Approx 20 sq m / 214 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		

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