



STUART THOMAS  
ESTATES



- EXTENDED TO THE REAR
- WELL FITTED KITCHEN/DINER
- STUDY/4TH BEDROOM
- CLOAKROOM

## 70 Broomfield, Hadleigh, Essex, SS7 2SW

In this SOUGHT AFTER LOCATION is this EXTENDED FAMILY HOME offered for sale with NO ONWARD CHAIN. Well fitted KITCHEN/DINER, CLOAKROOM, LOUNGE and STUDY/4TH BEDROOM. Upstairs are the THREE GOOD SIZE BEDROOMS and FAMILY BATHROOM.

Guide Price £430,000



## Property Description

### ENTRANCE PORCH

Twin glazed doors leads to the entrance porch which has a tiled floor.

### ENTRANCE HALL

Double glazed entrance door with stained glass lead light insets and an adjacent side screen leads to the entrance hall. Stairs lead to the first floor. Storage cupboard. Radiator.

### CLOAKROOM

Low level wc and a corner wash basin. Two obscure double glazed windows to the side. Radiator.

### LOUNGE

Double glazed window to the front. Double radiator. Coving. Feature wooden fire surround.

### KITCHEN/DINER

Extended to the rear with sliding patio doors leading to the rear garden. The kitchen area is well fitted with a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. 5 ring gas hob with an extractor cooker hood over. Built in oven and microwave. Space for a fridge freezer. Integrated dishwasher. Inset ceiling spotlights to the kitchen area. Two radiators. Door leads to the utility cupboard which has space and plumbing for a washing machine.

### STUDY/BEDROOM 4

Double glazed window to the front with an electrically operated blind. Double radiator. Coving.





#### LANDING

Access to the loft. Double glazed window to the side.

#### BEDROOM ONE

Double glazed window to the front. Radiator. Coving.

#### BEDROOM TWO

Double glazed window to the rear. Radiator. Airing cupboard housing the gas fired central heating boiler and hot water cylinder.

#### BEDROOM THREE

Double glazed window to the front with an electrically operated blind. Radiator. Coving.

#### BATHROOM

With a 3 piece suite comprising a low level wc panelled bath with an electric shower over and a vanity wash basin with cupboards under. Coving. Inset ceiling spotlights. Vertical radiator. Double glazed obscure window to the side. Fully tiled to all visible walls.

#### GARAGE

Detached from the property with an up and over door. Personal door to the rear. Carport to the front of the garage.

#### REAR GARDEN

In excess of 35' mainly laid to lawn with screen fencing to the boundaries. Hard standing. Side access to the front.

#### GENERAL

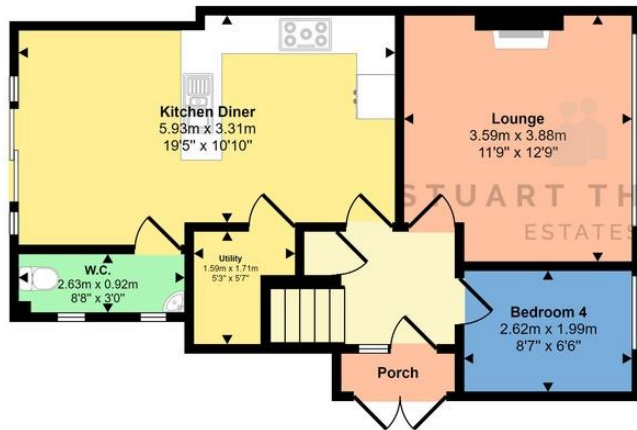
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area  
90 sq m / 967 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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