



STUART THOMAS  
ESTATES



- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE/DINER
- WELL FITTED KITCHEN
- CONSERVATORY

58 Broomfield, Hadleigh, Essex, SS7 2SW

Guide Price £385,000

This THREE BEDROOM FAMILY HOME is situated in this HIGHLY SOUGHT AFTER LOCATION. Offered for sale with NO ONWARD CHAIN. Good size LOUNGE/DINER, WELL FITTED KITCHEN and useful CONSERVATORY/DINING ROOM whilst upstairs are the THREE GOOD SIZED BEDROOMS and family bathroom. Detached garage and ample parking.





## Property Description

### ENTRANCE PORCH

Twin glazed entrance doors and a side screen lead to the entrance porch which in turn has a further door with a stained glass insert leading to the:-

### ENTRANCE HALL

Stairs lead to the first floor. Storage cupboard. Radiator. Coving.

### LOUNGE/DINER

19' 4" x 11' 9" (5.9m x 3.6 narrowing to 2.6m) This attractive room has 2 double glazed windows to the front aspect. Two radiators. Feature fireplace with a tiled surround and hearth. Electric coal effect fire. Coving.

### KITCHEN

10' 9" x 9' 10" (3.3m x 3.0m) Fitted with a range of units at eye and base level with ample work surfaces over. Space and plumbing for a washing machine, tumble dryer and slide in cooker. Extractor cooker hood. One and a half bowl single drainer sink unit with a mixer tap over. Double glazed door and window to the conservatory. Large under stairs storage cupboard. Radiator. Coving.

### CONSERVATORY

10' 2" x 7' 10" (3.1m x 2.4m) Double glazed windows and a double glazed door leading to the rear garden.

### LANDING

Access to the loft. Coving.

### BEDROOM ONE

11' 9" x 10' 9" (3.6m x 3.3 maxm) Double glazed window to







the front. Radiator. Coving. Double airing cupboard.

#### BEDROOM TWO

10' 9" x 9' 10" (3.3m x 3.0m) Double glazed window to the rear. Radiator.

#### BEDROOM THREE

8' 6" x 8' 6" (2.6m x 2.6m) Double glazed window to the front. Radiator.

#### BATHROOM

3 piece white suite comprising a low level wc pedestal wash hand basin and a panelled bath with an electric shower over. Double glazed obscure window to the side. Heated towel rail. Extractor fan.

#### GARAGE

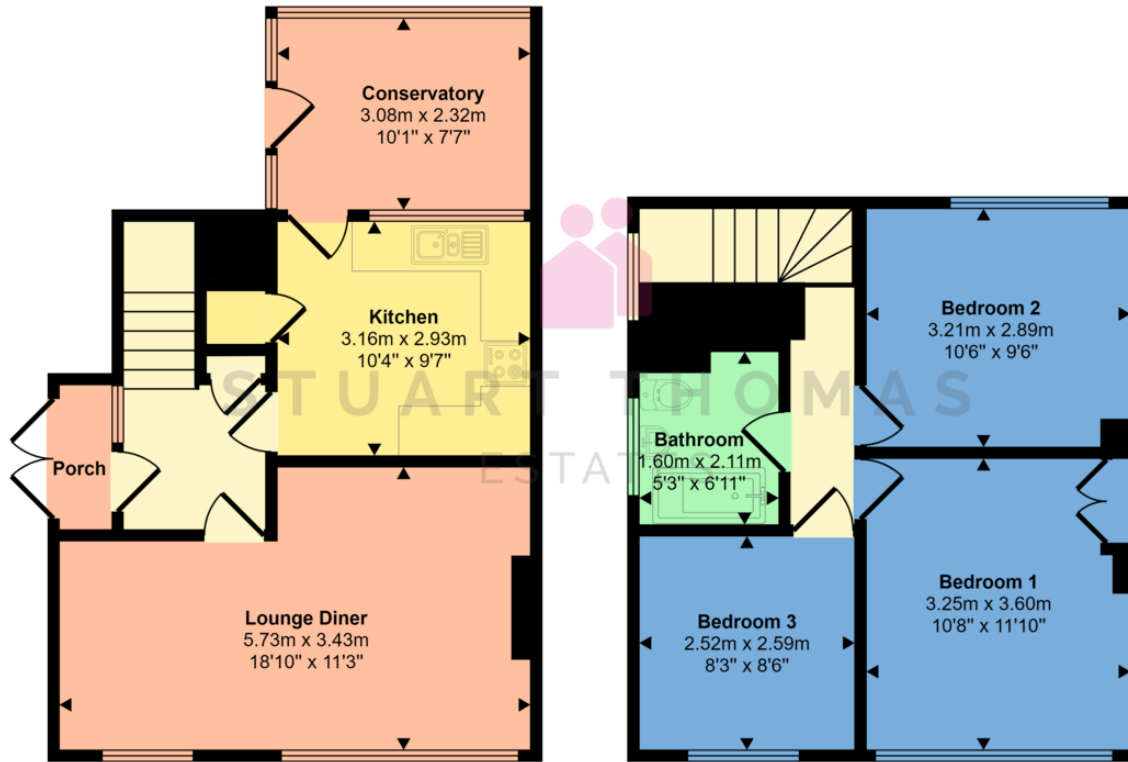
Detached with an up and over door. Personal door to the rear garden.

#### REAR GARDEN

Approximately 30' mainly paved with a lawn area. Shed. Useful storage cupboard. Side access to the front.



Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft

First Floor  
Approx 39 sq m / 423 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		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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