



- PLEASANT WALKWAY LOCATION
- MODERN FITTED KITCHEN & BATHROOM
- LARGE LIVING ACCOMMODATION
- GARAGE TO REAR WITH DIRECT

23 Willow Walk, Hadleigh, Essex, SS7 2RW

£325,000

STUART THOMAS invite you to come along to view this ideal first time purchase or investment property. This two bedroom house is located in a pleasant walkway within walking distance of Hadleigh Town Centre and has the added advantage of a garage at the rear.



Property Description

ENTRANCE HALL

Double glazed entrance door with glazed inserts and a double glazed window leads to the entrance hall. Stairs to the first floor.

LOUNGE

13' 2" x 11' 11" (4.03m x 3.64m) Double glazed window to the front. Double radiator. 4 wall light points. The vendor advises that the fireplace could be reopened should buyers wish to do so. Open plan to the dining room:-

DINING ROOM

15' 0" x 11' 6" (4.578m x 3.519m) Double glazed door and window lead to the rear garden. Double Radiator. Understairs storage cupboard. Open plan to the kitchen:-

KITCHEN

9' 5" x 7' 1" (2.874m x 2.182m) The kitchen is fitted with modern high gloss units at eye and base level with ample work surfaces over. Integrated single electric oven, Five ring gas hob with extractor hood over. One and half bowl single drainer sink unit with a mixer tap over. Integrated washing machine and dishwasher. Double glazed window to the rear.

LANDING

Access to loft.

BEDROOM ONE

14' 9" x 11' 5" (4.5 into recess narrowing to 3.6m x 3.5m) Built in wardrobes. Two radiators. Two double glazed windows to the front.

BEDROOM TWO





12' 8" x 8' 8" (3.86m x 2.64m) Double glazed window to the rear. Radiator.

BATHROOM

Modern bathroom suite comprising a low level WC, vanity wash hand basin with storage under and bathroom cabinet with mirrored door, bath with mixer tap and an independent rainfall shower and separate hand held attachment. Double glazed obscure window to the rear. Chrome heated towel rail.

GARAGE

To the rear of the property with direct access from the garden. The garage has been recently upgraded with new roof, floor and up and over door. It also offers power and plenty of electrical points as well as LED lighting internally.

REAR GARDEN

Approximately 30' deep laid to lawn with established shrub borders. Outside water and power supply. Rear access leads to the garage.

TENURE

Freehold

COUNCIL TAX BAND

BAND C Castle Point Borough Council.





First Floor

Ground Floor

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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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