



STUART THOMAS  
ESTATES



- FOUR BEDROOM FAMILY HOME
- SPACIOUS LOUNGE WITH A WOOD BURNING STOVE
- WELL FITTED KITCHEN WITH SOME APPLIANCES
- CONSERVATORY

84 Falbro Crescent, Hadleigh, Essex, SS7 2SF

Guide Price £450,000

PRICED TO SELL! Viewing is advised of this 4 bedroom detached family home situated on the ever popular Westwood estate. The property offers good size accommodation which includes a spacious lounge with wood burner, well fitted kitchen open plan to the dining area, study area and conservatory.





## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Double glazed window to the side. Radiator. Coving. Laminate flooring.

### SHOWER ROOM

With a 3 piece white suite comprising a low level wc pedestal wash hand basin and shower cubicle. Double glazed obscure window to the rear. Radiator.

### LOUNGE

18' 10" x 15' 11 L shaped" (5.74m x 4.85m) Feature wood burning stove. Coving. Two radiators. Double glazed window to the front.

### DINING ROOM

11' 2" x 7' 11" (3.4m x 2.41m) Double glazed patio doors lead to the conservatory. Radiator. Coving. Laminate flooring. Archway to study area and a further archway to the:-

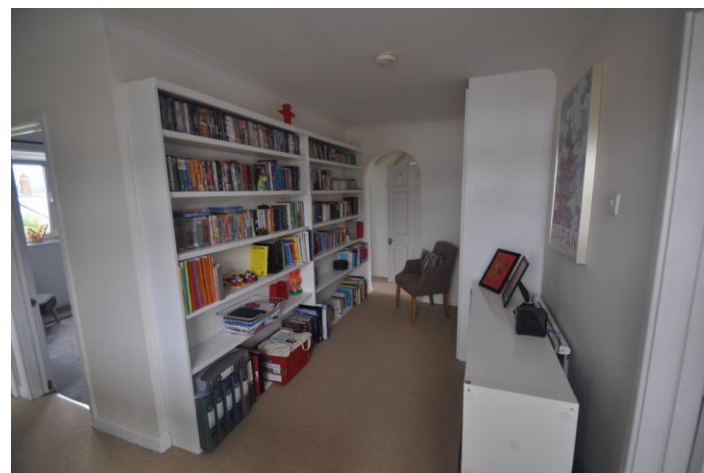
### KITCHEN

15' 10" x 11' 4 reducing to 6' 3"" (4.83m x 3.45m) Well fitted with a range of units at eye and base level with ample work surfaces over. 3 double glazed windows. Integrated fridge freezer and dishwasher. Range cooker with an extractor cooker hood over. One and a half bowl single drainer sink unit with a mixer tap over. Tiled floor.

### STUDY AREA

8' 2" x 6' 3" (2.49m x 1.91m) Double glazed patio doors to the side. Coving. Laminate flooring. Door to the garage.

### CONSERVATORY





11' 5" x 10' (3.48m x 3.05m) Double glazed French doors lead to the garden. Double radiator. Laminate flooring.

#### LANDING

With a built in bookshelf. Large storage cupboard. Access to the loft. Double glazed obscure window to the side.

#### BEDROOM ONE

15' 11" x 10' 10" (4.85m x 3.3m) Double glazed window to the front. Built in wardrobe and central dressing table unit. Radiator. Coving.

#### BEDROOM TWO

11' 5" x 9' 6" (3.48m x 2.9m) Double glazed window to the rear. Radiator. Coving.

#### BEDROOM THREE

13' 3" x 8' 2" (4.04m x 2.49m) Double glazed window to the front. Double radiator. Coving. Open storage cupboard.

#### BEDROOM FOUR

11' 2" x 7' 11" (3.4m x 2.41m) Double glazed window to the rear. Double radiator. Coving.

#### BATHROOM

With a 3 piece white suite comprising a low level wc pedestal wash hand basin and corner bath with mixer taps and shower attachment. Radiator. Double glazed obscure window to the side. Fully tiled to all visible walls. Radiator.

#### GARAGE

With an up and over door and personal door leading to the study area.

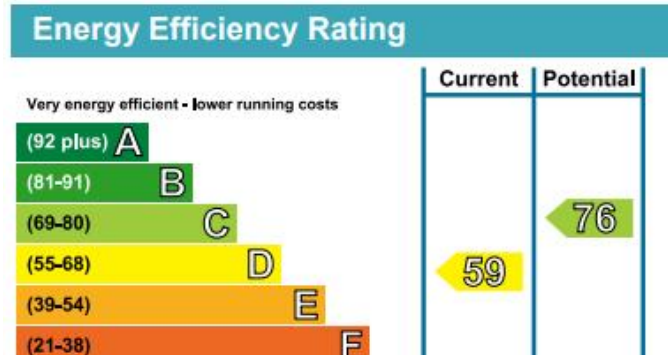






## REAR GARDEN

With screen fencing to the boundaries. Laid to lawn with a paved patio. Various trees and shrubs.



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