



- SOUGHT AFTER LOCATION
- SOUTH FACING GARDEN
- THREE BEDROOMS
- EN SUITE SHOWER ROOM

## 8 Fairlight Road, Hadleigh, Essex, SS7 2QJ

£475,000

Originally constructed in 1956 & professionally extended in recent years, we are delighted to offer for sale this BEAUTIFUL THREE BEDROOM family home. Set within a desirable area, the property is close to local amenities, reputable schools and transport links, making it well-suited to a range of buyers. Every detail has been carefully considered to enjoy both everyday life and entertaining. The SOUTH FACING garden provides an inviting space to relax or host and the SUMMER HOUSE is perfect for today's lifestyles. This well presented property also benefits from having a spacious kitchen/family room, utility space, luxury family bathroom and a great size master bedroom with an ensuite, Juliet balcony, fresh air and a glimpse of Hadleigh Country Park!





## Property Description

### HALL

Double glazed Storm proof entrance door, Italian grey porcelain tiled flooring with underfloor heating. Access to fully boarded loft with ladder, lights and water tank. Smooth ceilings.

### LOUNGE

Open plan to the kitchen is the lounge area offering a bright and spacious area to relax and unwind. Italian grey porcelain tiled flooring with underfloor heating. Built in storage cupboard housing manifold.

### KITCHEN

The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with solid oak base units, drawers beneath and a full length storage cupboard, room for Range Master gas cooker with extractor hood above, appliance space for fridge freezer and dishwasher, smooth plastered ceiling with a Aluminium & Fibreglass pyramid lantern, Italian grey porcelain tiled flooring with underfloor heating, splashback tiles, utility room. UPVC double glazed patio doors leading to and overlooking rear garden.

### UTILITY ROOM

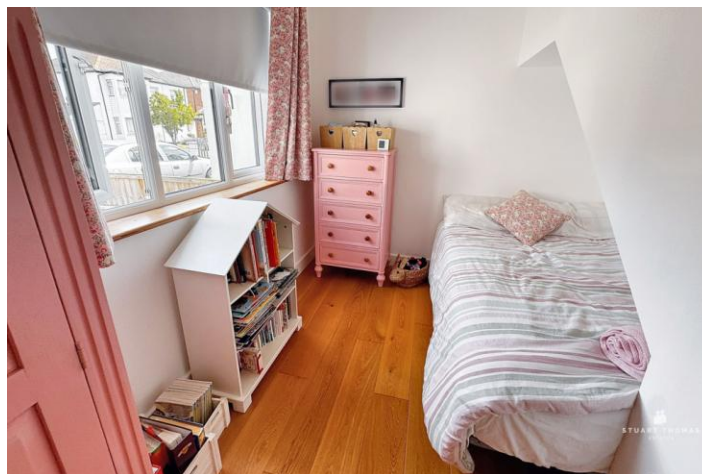
Solid oak floor to ceiling units with fitted electrical sockets, appliance space and plumbing for washing machine and dryer, cupboard housing boiler, extractor fan, Italian grey porcelain tiled flooring with underfloor heating.

### BEDROOM ONE

On the first floor is a bright and spacious good size master bedroom with double glazed windows and Juliet balcony to







rear aspect overlooking the garden. Wood effect tiled flooring, two traditional column radiators, bedside switches for central ceiling light, eaves storage, media sockets. Smooth ceiling. Door to:

#### ENSUITE

Three piece Laura Ashley & Burlington white suite comprising close coupled w/c, large vanity hand wash basin and double walk in shower cubicle with head and hand shower, traditional floor standing towel rail column radiator, part tiled walls, Italian grey porcelain tiled flooring. Smooth ceiling with spotlight insets, obscure UPVC double glazed window to rear aspect, electric shaver point.

#### BEDROOM TWO

A good size room, smooth ceiling. UPVC double glazed window to front aspect. Wooden engineered oak flooring with underfloor heating.

#### BEDROOM THREE

Wooden engineered oak flooring with underfloor heating, smooth ceiling, UPVC double glazed window to front.

#### FAMILY BATHROOM

Three piece white Burlington suite comprising close coupled w/c, vanity hand wash basin and bidet, generously sized Aston Matthews panelled bath with head and hand set shower over, wall mounted cupboard, part tiled walls, Italian grey porcelain tiled flooring with underfloor heating, smooth ceiling with spotlights, obscure UPVC double glazed window to side aspect.

#### GARDEN

The SOUTH FACING REAR GARDEN commences with tumbled grey limestone paved patio with steps leading to



lawn, fencing to all boundaries.

#### SUMMER HOUSE/WORK SPACE

Perfect for today's lifestyles, the garden benefits from having a timber summer house with side storage, insulation and electric.

#### FRONT GARDEN

To the FRONT of the property is a large driveway providing off street parking for numerous vehicles and gated side access to rear garden.

#### AGENTS NOTES

Tenure Freehold

Council Tax Band C

Castle Point Borough Council

Approx Gross Internal Area  
100 sq m / 1072 sq ft



Ground Floor  
Approx 75 sq m / 803 sq ft

Denotes head height below 1.5m

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.

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