



Beech Road, Hadleigh

COMPLETELY REFURBISHED: Castle Estate Agents are pleased to offer FOR SALE this 3 BEDROOM, 2 SHOWER ROOM DETACHED house set in this QUIET location within short walk to HADLEIGH TOWN CENTER with all its bus routes, shops, bars, restaurants, CASTLE, SCHOOLS, A13 and within easy reach of Hadleigh Farm.

- 3 Bedrooms
- Completely refurbished
- 2 Receptions
- 2 x Shower rooms
- Walk to shops and buses
- Detached house
- Quality finish
- Off street parking x 2 cars
- Kitchen/Diner
- Chain free

£440,000 Freehold

Front aspect

New block paving off street parking x 2 cars, outside light, gated side access, shingled area, mature tree, Composite door with frosted glass insets to:

Inner hallway

Small porch with double glazed window to side aspect, Stairs to first floor with new carpet runner, new carpets, power points, bespoke hand rails, down lighters, doors to all rooms.

Lounge 14' 9" by 10' 11" (4m 50cm by 3m 33cm), ()

Coved to flat plastered ceiling , UPVC double glazed bay window to the front plus UPVC double glazed window to the rear, radiator, newly fitted carpet, power points and tv point.



Dining room 11' 7" by 10' 8" (3m 53cm by 3m 25cm), ()

Coved to flat plastered ceiling , UPVC double glazed window to the front, radiator. Feature Oak fire surround with tiling to the backing and hearth, Oak door to a good size store cupboard wit meters, and Oak sliding door giving access to the kitchen/diner. Newly fitted carpet, power points, cupboard housing meters over..



Kitchen/Diner 15' 3" by 11' 10" (4m 65cm by 3m 61cm), max

Stunning room with coved to flat plastered ceiling with inset spotlights, UPVC obscured double glazed door giving access to the garden plus UPVC double glazed window to two aspects, Oak door giving access to the shower room, radiator. LBT luxury vinyl flooring, newly installed kitchen with light Gray units at base and eye-level with matching drawers, one cupboard houses the combination boiler with square edge work surface over with matching upstand with inset drainer sink with chrome mixer taps, four ring electric induction hob with extractor over, and oven under, and also feature glass splashback. Integral fridge/freezer, slimline dishwasher, and washing machine.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Down stairs shower room

Flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear, large chrome heated towel rail, waterproof paneling to the shower area, and the sink splash back. A modern three-piece white suite comprising of push flush w/c, sink with chrome mixer taps inset into a vanity cupboard, large shower tray with glass bi-folding door, and wall-mounted chrome shower, tiled flooring and extractor fan.



First floor landing

Coved to flat plastered ceiling with inset spotlights, Oak doors off to the accommodation, feature copper vertical radiator, newly fitted carpet.



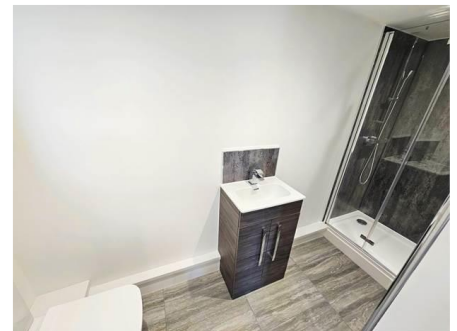
Bedroom 1 11' 8" by 11' 1" (3m 56cm by 3m 38cm), (I)

A good size double bedroom with coved to flat plastered ceiling, UPVC double glazed window to the front plus UPVC double glazed window to the rear, Oak door giving access to a store cupboard, radiator, and newly fitted carpet, power points.



Bedroom 2 10' 10" by 8' 8" (3m 30cm by 2m 64cm), (I)

Good size bedroom, coved to flat plastered ceiling, access to the loft, UPVC double glazed window to the front, radiator, newly fitted carpet, power points.



Bedroom 3 7' by 6' 2" (2m 13cm by 1m 88cm), (I)

A reasonable size single bedroom or nursery, coved to flat plastered ceiling, UPVC double glazed window to the rear, radiator, newly fitted carpet, power points.

Shower room

A flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the front, chrome heated towel rail, waterproof paneling to the shower splashback and sink areas, and tiling to the floor. A modern three-piece white suite comprising of push flush w/c, sink inset into a vanity cupboard with chrome mixer taps, large shower tray with glass bi-folding door with wall mounted chrome rain fall shower, tiled flooring, extractor fan.



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Rear garden

Commencing with a block paved patio area with the remainder being laid to lawn with various trees/shrubs.shed to remain , Fencing to the boundaries, outside tap and gate to the side giving access to the front of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

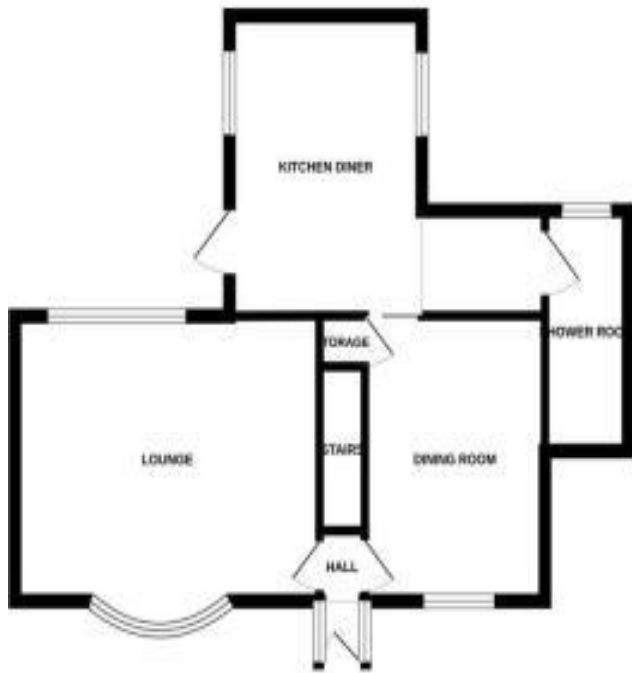


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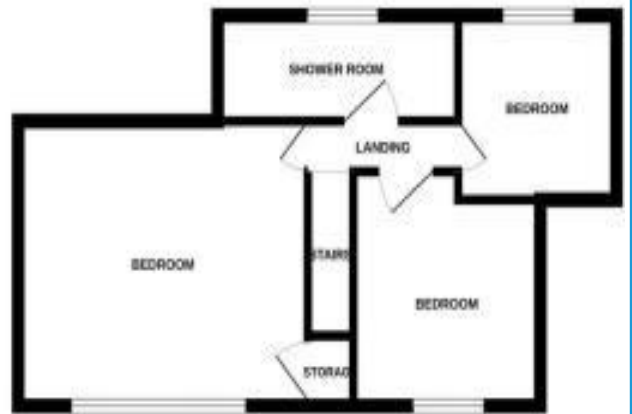


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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