

stuart
thomas



- EXTENDED DETACHED 2 BEDROOM BUNGALOW
- LOUNGE TO REAR WITH VAULTED CEILING
- MODERN CREAM GLOSS KITCHEN

44 Meadow Road, Hadleigh, Essex, SS7 2DN

Guide Price £400,000

GUIDE PRICE £400,000 - £425,000. VIEWING ESSENTIAL of this STUNNING EXTENDED 2 BEDROOM DETACHED BUNGALOW located in a popular location within WALKING DISTANCE of HADLEIGH AND LOCAL SCHOOLS. The property also benefits from a FABULOUS LANDSCAPED GARDEN with 2 sheds, a greenhouse and a SUMMER HOUSE.



Property Description

PORCH

A spacious porch with entrance via a composite door with feature porthole and lead light effect obscure glass. Double glazed window to side. Slate tiled floor.

HALL

Additional half glazed composite door into the hallway with light oak effect laminate flooring. Access to the loft via a pull down loft ladder. Smooth plastered ceiling with coving. Radiator. Modern solid wood half glazed doors leading to all rooms.

CLOAKROOM

An additional separate cloakroom which is nicely appointed with a pedestal handwash basin and close coupled WC. White gloss vanity unit with recess shelving above. Tiling to all visible walls. Radiator. Double glazed window to side with opaque glass. Smooth plastered ceiling with coving. Tiled flooring.

L SHAPED LOUNGE DINER

27' 03" x 19' 11" NARROWING TO 9' 11" (8.31m x 6.07m) A fabulous room stretching across the rear of the property with vaulted ceiling and velux windows to give the WOW factor and let in plenty of light. Open planned to kitchen. Light oak effect laminate flooring. 2 double glazed windows to the side. 3 radiators. Smooth plastered ceiling with coving. French doors leading to the rear garden.

KITCHEN

9' 10" x 9' 05" (3m x 2.87m) The kitchen boasts cream gloss eye and base level units with a natural wood effect rolled top work surface over with inset Franke stainless steel sink with modern mixer tap and Bosch four ring induction hob with





brushed chrome chimney extractor. Appliances include a Bosch integrated brushed chrome electric double oven, integrated fridge freezer, integrated Bosch dishwasher and integrated washing machine. The Vaillant combi boiler is housed in a cupboard. Other benefits include down lighting and inset glazed eye display cabinets. Cream tiled splashbacks and light oak effect laminate flooring. Breakfast bar which can accommodate 2 to 3.

BEDROOM ONE

13' 04 INTO BAY" x 9' 11 PLUS WARDROBE SPACE" (4.06m x 3.02m) The master bedroom benefits from a comprehensive range of light wood effect wardrobes with mirrored doors to some doors and with the addition of a built in dressing table. There is a double glazed bay window with lead light effect and plantation shutters and light wood effect laminate flooring. Radiator.

BEDROOM TWO

11' 09 INTO BAY" x 7' 09 INTO WARDROBES" (3.58m x 2.36m) Modern fitted wardrobes to one wall provide plenty of storage. There is a double glazed bay window with lead light effect and plantation shutters. Light wood effect laminate flooring. Radiator. Smooth plastered ceiling with coving.

BATHROOM

The bathroom is fitted with a modern four piece suite; bath with mixer tap, double walk-in shower cubicle with electric shower, pedestal wash hand basin, close coupled WC. Fully tiled to all visible walls with a chrome heated towel rail. Double glazed opaque window to side. Vinyl flooring. Smooth plastered ceiling.

FRONT GARDEN

To the front of the property there is sand stone paving





providing off street parking with an attractive feature garden to the side.

REAR GARDEN

Approximately 70ft (unmeasured) the fabulous landscaped garden commences with a raised sandstone patio area with steps to the lawned area with mature borders. The garden also boasts a pergola, 2 sheds (one with power), a beautiful summer house, green house and a large shingled area to the side of the property as well as personal access to both sides.

AGENTS NOTE

The property has been fitted with high quality fittings throughout and has been immaculately maintained making it a true turn key property! Viewing is highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements