

# bear

*Estate Agents*



\* £650,000 - £700,000 \* Proudly positioned in the desirable area of The Crescent, Hadleigh, this extended link-detached family home offers four generously sized double bedrooms, making this home ideal for families seeking comfort and convenience. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning fully fitted kitchen, which seamlessly flows into a spacious lounge and dining area, creating a wonderful environment for family gatherings and social occasions. The property features two well-appointed bathrooms, including a three-piece family bathroom and an en-suite to the master bedroom, ensuring that morning routines are both efficient and comfortable. Additionally, a downstairs WC adds to the practicality of the home. For those with vehicles, the driveway accommodates parking for two large vehicles, while further parking for an additional vehicle is available, making it convenient for families with multiple cars. Situated within the catchment area for Hadleigh Junior School and Belfairs Academy, this home is perfectly positioned for families with school-aged children. In summary, this link-detached house on The Crescent is a remarkable opportunity for those seeking a spacious and modern family home in a sought-after location. With its excellent amenities and proximity to local schools, it is sure to attract considerable interest.

- Extended link-detached family home
- Three-piece family bathroom, en-suite to bedroom one and downstairs WC
- Spacious South facing rear garden
- Modern spec throughout
- Leigh Station close by for London commuters
- Driveway creating parking for two large vehicles
- Stunning fully fitted kitchen/lounge/diner
- Four double bedrooms
- Short stroll from London Road shopping facilities
- Hadleigh Junior School and Belfairs Academy catchment

## The Crescent

Hadleigh

**£650,000**

Price Guide



# The Crescent



## Frontage

Block paved driveway creating parking for two large vehicles, side access to the rear garden, access to the attached garage, overhanging front porch, outside lights, door to:

## Entrance Hallway

Smooth coved ceiling with a pendant light, entrance door to the front, carpeted stairs rising to the first floor landing, modern wall-mounted two-column radiator, wood effect laminate flooring, door to:

## Lounge/Diner

21'2" x 11'6"

Smooth coved ceiling with inset spotlights, double-glazed window to the rear overlooking the garden, double-glazed French doors to the side giving access to the rear garden, double-glazed skylight, feature fireplace with a wooden surround and a tiled hearth, electric fire, modern wall-mounted two-column radiator, carpet.

## Kitchen/Lounge/Diner

29'11" x 9'7"

Smooth coved ceiling with inset spotlights and two drop-down feature pendant lights, double-glazed window to the front overlooking the driveway, double-glazed door to the side giving access to the side access, double-glazed window to the side, double-glazed French doors top the rear opening out onto the garden.

Modern matt Grey handleless kitchen comprising of; wall and base level units with a square edge quartz worktop, inset ceramic sink and drainer with a chrome mixer tap, inset oven and grill, inset combination microwave, integrated dishwasher, integrated washing machine, integrated fridge freezer, centre island with a four-seater breakfast bar, square edge quartz worktop, inset four-ring electric hob, space for an over spill American style fridge freezer, modern wall-mounted two-column radiator, space for a three-seater sofa, space for a six-seater dining table, wood effect laminate flooring.

## Snug

Smooth ceiling with inset spotlights, double-glazed window to the side, radiator, carpet.

## Downstairs WC

Smooth ceiling with a pendant light, low-level WC, corner vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## First Floor Landing

Smooth coved ceiling with a pendant light, double-glazed window to the rear, loft access (boarded and has a pull-down ladder), modern wall-mounted two-column radiator, carpet, door to all rooms.

## Bedroom One

13'0" x 11'3"

Coved ceiling with a pendant light, double-glazed window to the front, air conditioning unit, modern black radiator, carpet, door to:

## En-Suite to Bedroom One

8'1" x 3'10"

Smooth ceiling with a pendant light, obscured double-glazed window to the side, shower cubicle with a shower hose, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, wall-mounted fully tiled walls, tiled flooring.

## Bedroom Two

12'2" x 9'6"

Smooth coved ceiling with a pendant light, double-glazed window to the front, air conditioning unit, modern wall-mounted two-column radiator, carpet.

## Bedroom Three

10'8" x 9'2"

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, air conditioning unit, radiator, wood-effect laminate flooring.

## Bedroom Four/Dressing Room

11'3" x 7'6"

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, air conditioning unit, space for floor-to-ceiling wardrobes, radiator, carpet.

## Three-Piece Bathroom

7'11" x 6'3"

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, panelled bath with a shower hose, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, patterned tiled flooring.

## Rear Garden

Commences a south-facing paved patio area with the remainder laid to artificial lawn, attractive flower bed borders, space for an outside seating area on the patio, side access back to the front driveway, outside lighting, outsider tap.

## Agents Notes:

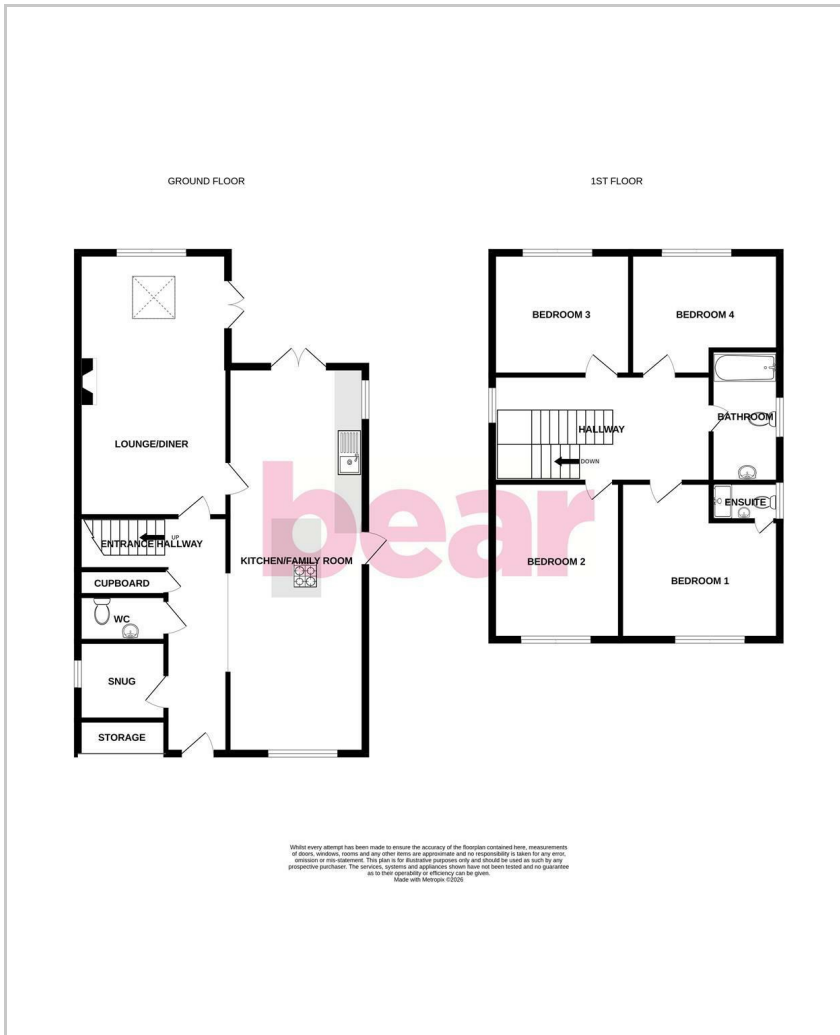
Council tax band: E

The patio was installed 4/5 years ago

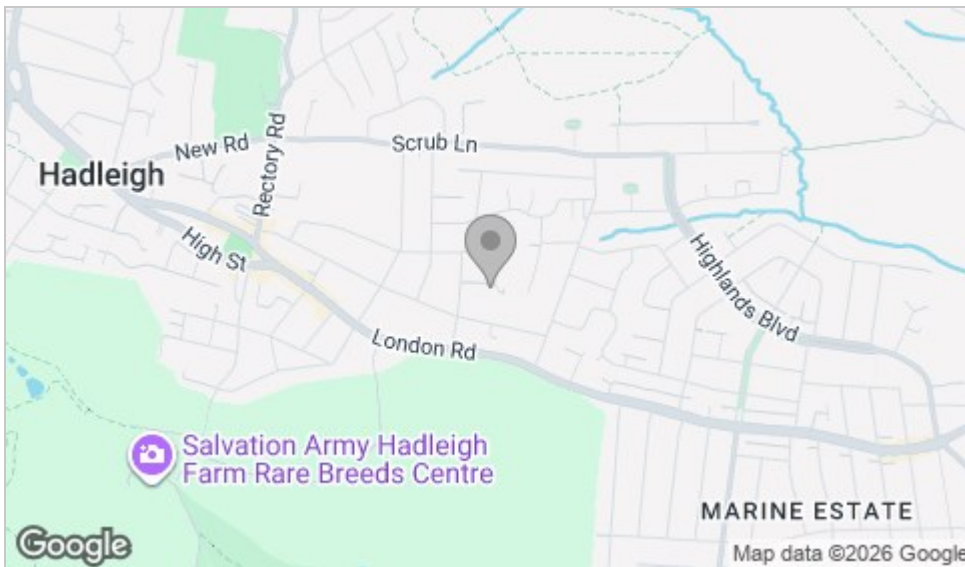
Combination boiler located in the



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		