



Located in the highly desirable Scrub Lane Mews in Hadleigh, this impressive semi-detached property offers generous and versatile living space throughout. With four well-proportioned bedrooms, it is ideally suited to families or those seeking additional space for guests or home working. The home benefits from two spacious reception rooms, perfect for both everyday living and entertaining. A particularly appealing feature is the conservatory, which enjoys views over the rear garden and provides a bright, relaxing space filled with natural light. There are two contemporary bathrooms, thoughtfully designed to meet the needs of a modern household. Externally, the property offers parking for two vehicles, including a driveway and a garage, ensuring both convenience and secure storage. The location is a key highlight, with Hadleigh High Street just a short stroll away, offering a variety of shops, cafés, and essential amenities. For outdoor enjoyment, Hadleigh Park and the historic castle are close by, providing scenic green spaces. Families will also benefit from the property being within the catchment area for Hadleigh Infants and Junior School, adding to its strong appeal. In summary, this attractive home combines space, comfort, and a prime location, making it an excellent opportunity for a wide range of buyers.

- Stylish semi-detached home
- Driveway for one vehicle and a garage
- South facing rear garden
- Spacious lounge/diner
- Belfairs Woods and Golf Course nearby
- Four well-sized bedrooms
- Charming conservatory giving access to the rear garden
- Fully fitted kitchen
- Short walk to Hadleigh High Street, Park and Castle
- Hadleigh Infants and Junior School catchment

## Scrub Lane Mews

Hadleigh

**£450,000**

Offers In The Region Of



# Scrub Lane Mews



## Frontage

Shingled area, mature shrubs, side access to the rear garden, overhanging front porch, tiled path leading to the entrance door, door to:

## Entrance Hallway

9'8" x 3'9"

Smooth ceiling with a pendant light, new composite door to the front, carpeted stairs rising to the first floor landing, radiator, wood effect laminate flooring, door to:

## Lounge/Diner

18'7" x 14'0"

Smooth ceiling with a pendant light, two wall lights, double-glazed French doors to the rear leading into the conservatory, space for an eight-seater dining table, space for a four-seater sofa, radiator, wood-effect laminate flooring.

## Kitchen

10'8" x 9'8"

Smooth ceiling with inset spotlights, double-glazed window to the front. Modern white kitchen comprising of; wall and base level units with a roll edge laminated worktop, inset stainless steel sink and drainer with a chrome mixer tap, inset oven and grill, four ring gas hob with a stainless steel extractor fan over, new integrated washing machine, new integrated dishwasher, new integrated fridge freezer, cupboard housing a new wall mounted boiler, tiled splashbacks, tiled flooring.

## Conservatory

10'10" x 9'5"

Double-glazed window to the side, double-glazed French doors to the rear leading out to the garden, space for a table and chairs, radiator, wood-effect laminate flooring.

## Downstairs WC

Smooth ceiling with a pendant light, obscured double-glazed window to the front, low-level WC, corner wall-mounted wash basin, radiator, tiled flooring.

## First Floor Landing

Smooth ceiling with inset spotlights, loft access, carpet, doors to all rooms.

## Bedroom One

11'6" x 9'9"

Smooth ceiling with inset spotlights, double-glazed window to the front, fitted floor-to-ceiling wardrobes, radiator, carpet.

## Bedroom Two

9'10" x 7'3"

Smooth ceiling with a pendant light, double-glazed window to the front, storage cupboard, radiator, carpet.

## Bedroom Three

8'7" x 6'9"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, space for a floor-to-ceiling wardrobe, radiator, carpet.

## Bedroom Four

8'5" x 7'4"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, carpet.

## Four-Piece Bathroom

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

## South Facing Rear Garden

Commences a paved patio area with the remainder laid to lawn, further patio area to the very rear, space for outside seating, attractive flower bed borders, access to the storage shed, outside light, outside tap, side access back to the front of the property.

## Garage

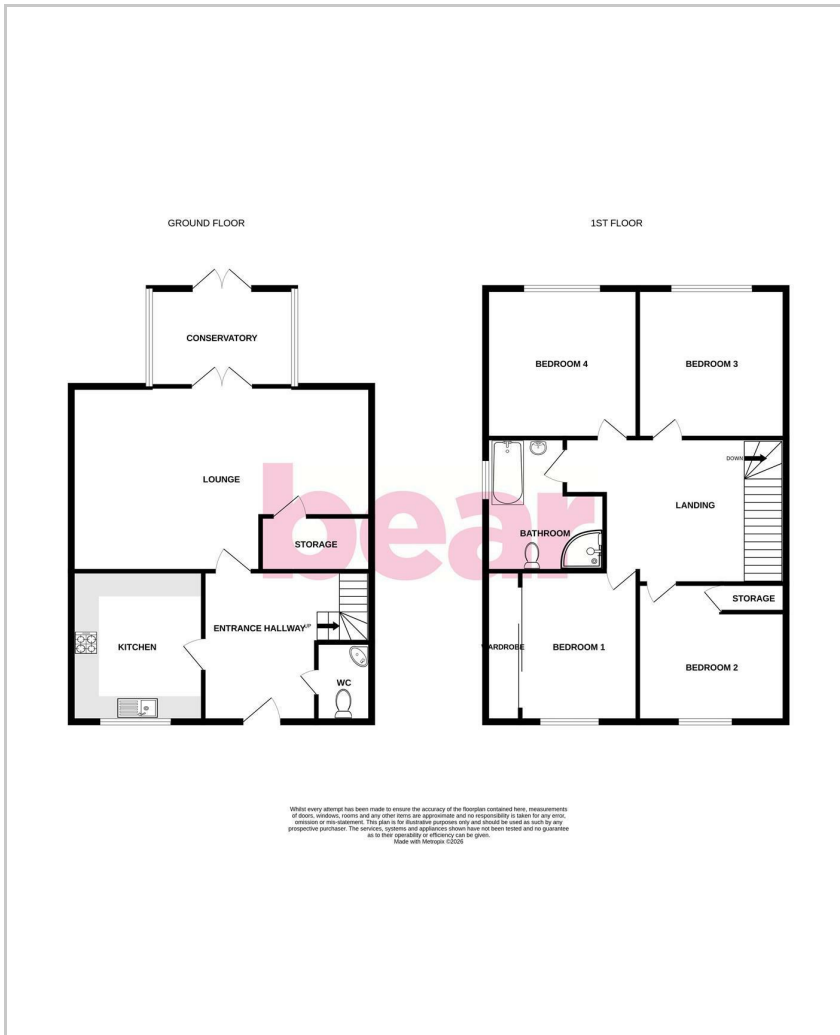
Driveway creating parking for one vehicle, access to the garage, up and over door to the front.

## Agents Notes:

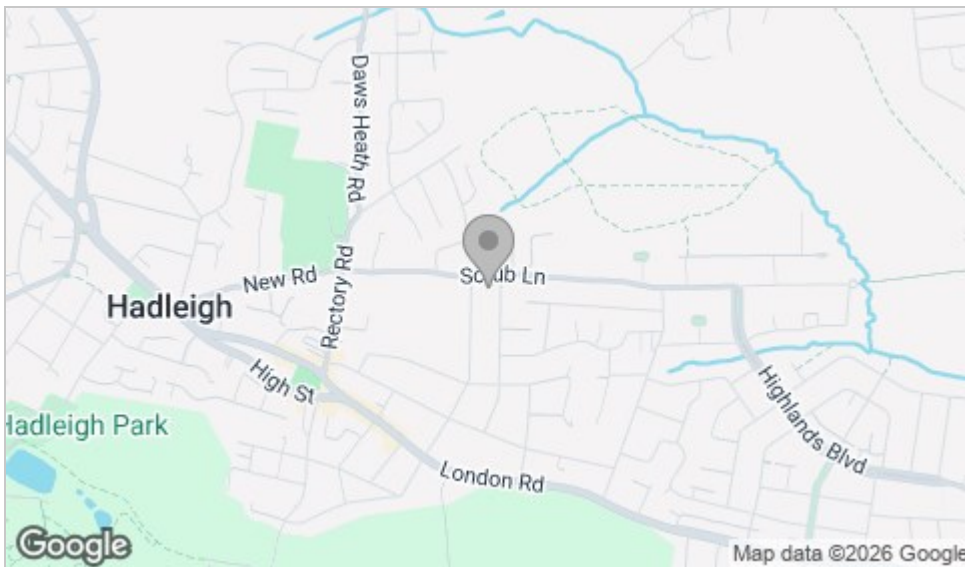
Council tax band: D



# 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

