



Bear Estate Agents proudly present this charming three-bedroom semi-detached house, meticulously maintained and ready for you to call home. Upon entering, you'll be greeted by a generously sized lounge, a modern shower room conveniently located on the ground floor, and an extended kitchen/dining room at the heart of the home. French doors lead out to a west-facing, unoverlooked rear garden—perfect for entertaining or relaxing. Additionally, the property features an outside office/garden room, ideal for those who work from home.

Situated close to all local amenities and within walking distance to Hadleigh Infants, this delightful property offers convenience and comfort. With its own driveway providing ample off-street parking, you'll have the ease of modern living at your fingertips. Don't miss the opportunity to make this fantastic home yours.

- Three-bedroom semi-detached family home
- Extended kitchen/dining room
- Unoverlooked rear garden
- Close to all local amenities and Hadleigh Infants
- Downstairs shower room
- Three good-sized bedrooms
- Outside office/outbuilding
- Ample off-road parking to the front

## Bilton Road

Hadleigh

**£450,000**

Offers In The Region Of





# Bilton Road



## Property Overview

This charming three-bedroom semi-detached family home in Hadleigh offers a modern layout with a downstairs shower room and an extended kitchen/dining room. The property features an unoverlooked rear garden, an outside office, and ample off-road parking. Located close to all local amenities and Hadleigh Infants, this home provides convenience and comfort for the entire family.

## Entrance Hallway

The entrance hallway welcomes you with wood laminate flooring and smooth plastered ceilings. A cupboard houses the fuse board and electric meter, while carpeted stairs lead to the first floor. The utility room/understairs storage cupboard offers tiled flooring, smooth plastered ceilings, and ample space for a washing machine and tumble dryer, along with storage cupboards and a fitted stainless steel sink with a mixer tap.

## Lounge

The lounge, boasts a double-glazed window to the front, carpeted floors, a radiator, smooth plastered ceilings with central light and wall lights, creating a cozy and welcoming environment. The downstairs shower room is fitted with a three-piece suite, including a self-contained shower cubicle, close-coupled WC, and a wash hand basin with a mixer tap. The space is finished with fully tiled walls, tiled flooring with underfloor heating, and an obscure double-glazed window to the side.

## Kitchen/Dining Room

The heart of the home is the spacious kitchen/dining room, extensively fitted with wood units, contrasting worktops, and a breakfast bar. The kitchen features an inset stainless steel sink with a garbage disposal unit, double oven, integrated microwave, gas five-ring hob with extractor hood, and space for an American-style fridge/freezer. Additional amenities include an integrated dishwasher, wine cooler, and warming plate drawer. Tiled flooring with underfloor heating, smooth plastered ceilings with inset spot lighting, and double-glazed French doors leading to the rear garden complete this inviting space.

## First Floor Landing

The landing features carpeted floors, loft access, and smooth plastered ceilings, leading to three well-proportioned bedrooms.

## Bedroom One

Bedroom one includes carpeted floors, a radiator, smooth plastered ceilings, and cleverly built-in wardrobes and storage drawers.

## Bedroom Two

Bedroom two offers similar comforts with a double-glazed window to the rear.

## Bedroom Three

Bedroom three features carpeted floors, a radiator, and a double-glazed window to the side.

## Bathroom

The family bathroom is fitted with a three-piece suite, including a bath with glass screen splashbacks and a plumbed-in shower, a pedestal wash hand basin, and a WC. Additional storage is provided by a cupboard housing the combination boiler.

## Exterior

The unoverlooked rear garden is perfect for entertaining, featuring a large wooden decking area with inset lighting, a lawn, and mature trees. The garden is enclosed by privacy fencing and includes an outside tap, garden shed, and gated side access. The property also includes an outbuilding/office, with double-glazed windows, wooden laminate flooring with underfloor heating, smooth plastered ceilings with spotlights, and a wrap-around desk with ample storage. There is an outbuilding in the rear garden and is currently used as an office with wooden double doors, double-glazed windows, and power providing additional space.

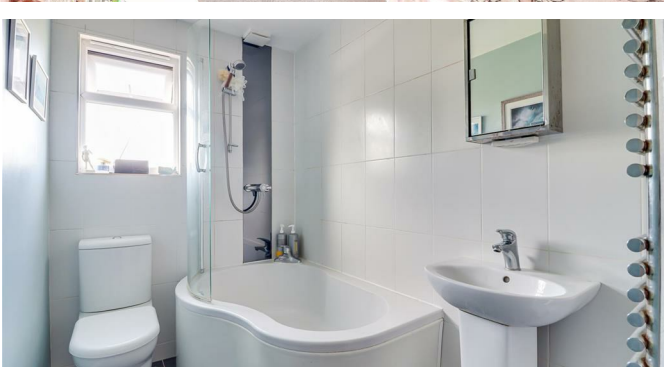
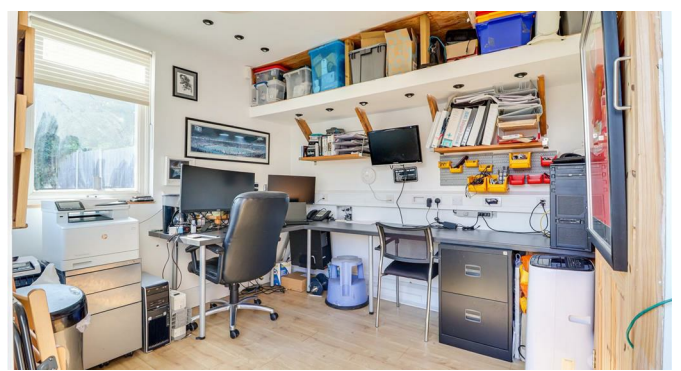
## School Catchment

This property is ideally situated within walking distance to Hadleigh Infants, making it an excellent choice for families with young children. The close proximity to local schools ensures a convenient and stress-free daily routine for parents and children alike.

## Room Measurements

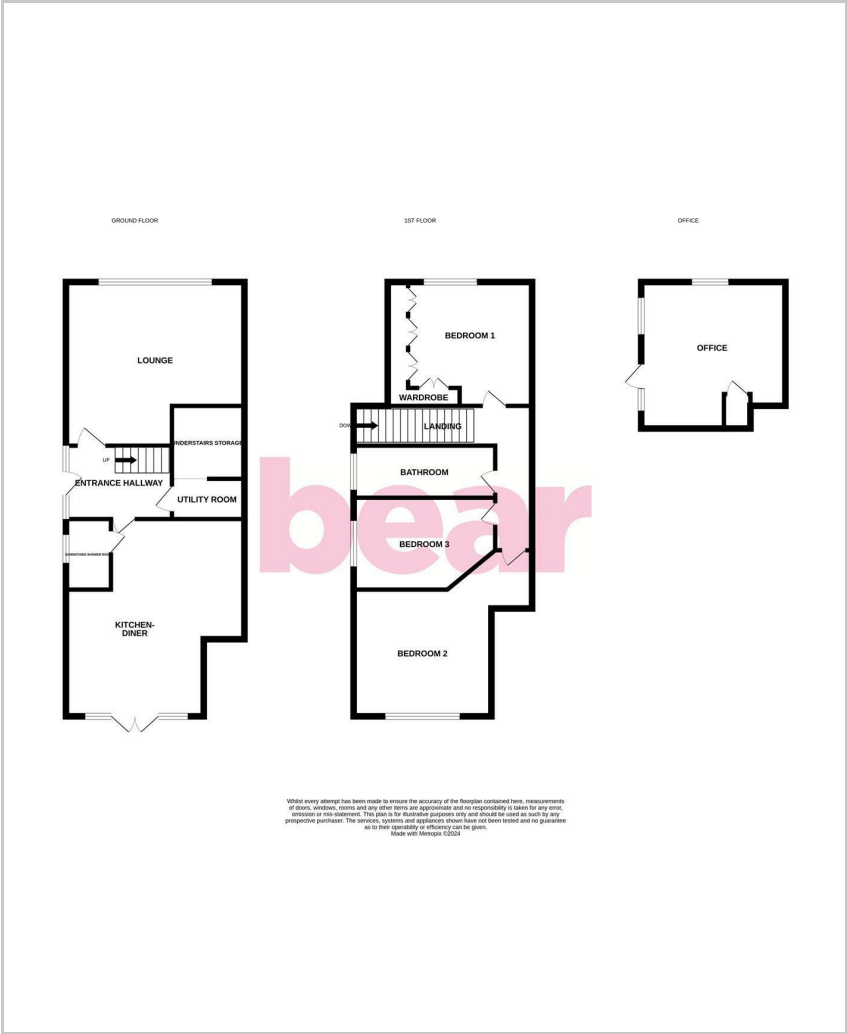
Kitchen/Dining Room - 6.12m x 4.5m  
Lounge - 4.27m x 3.58m  
Bedroom One - 3.48m x 2.87m  
Bedroom Two - 3.23m x 2.74m  
Bedroom Three - 2.97m x 2.44m  
Outbuilding/Office - 2.79m x 3.73m







# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

