



Brown & Brand



Scrub Lane  
Hadleigh, SS7 2JE

- Three Bedroom Detached Family Home
- Unoverlooked Rear Garden In Excess Of 125ft
- Close To Woods And Town Centre
- Large Lounge/Dining Area

**GUIDE PRICE**  
**£550,000- £575,000**





## Property Description

Brown and Brand are delighted to present this bright and spacious three-bedroom detached family home, situated in the highly sought-after Scrub Lane and offered with no onward chain.

The property offers well-proportioned accommodation throughout, including a large lounge/dining room that leads through to a fitted kitchen overlooking the impressive 125ft rear garden. There is also the added benefit of a convenient ground-floor WC.

To the first floor are three generously sized bedrooms, a three-piece family bathroom suite, and a separate WC. Externally, the property benefits from off-street parking for multiple vehicles via a driveway leading to a detached garage.

Ideally located within walking distance of local woodland, Hadleigh town centre, and John Burrows Playing Fields, the home also enjoys excellent transport links, with nearby mainline stations and regular bus routes.

The property is well placed for a number of highly regarded schools and falls within the Hadleigh Infant and Junior School catchment areas.



## ACCOMMODATION

Approached via double glazed entrance door inset with opaque glass panels leading through to.

## SPACIOUS ENTRANCE HALLWAY

The property is entered via a bright, light-filled hallway featuring a carpeted staircase rising to the first floor. Carpeted throughout, the hallway offers a large storage cupboard housing the electric and gas meters along with the fuse board. The hallway provides seamless access to all reception rooms, the kitchen, and the remainder of the ground-floor accommodation..

## L-SHAPED LOUNGE/DINING ROOM

21' 8" x 15' 6" (Narrowing to 11.9" (6.6m x 4.72m) A delightful dual-aspect reception room featuring a double-glazed window to the front, radiators, and an open fireplace with mantel over a tiled hearth. Further features include textured ceiling with coving and pendant lighting. Open-plan from the lounge via an archway, the dining area benefits from a double-glazed window and a half-glazed door providing direct access to the unoverlooked 125ft rear garden.



## KITCHEN

11' 9" x 9' 1" (3.58m x 2.77m) The kitchen features a double-glazed door to the side providing access to both the front and rear of the property, along with an additional double-glazed window to the rear. It is fitted with a range of base and eye-level units with rolled-edge work surfaces and an inset one-and-a-half bowl stainless steel sink with mixer tap.

There is space for a fridge/freezer and plumbing for a washing machine. Further features include half-tiled walls, cushion flooring, and a textured ceiling.

## DOWNSTAIRS CLOAKROOM

Obscure double-glazed window to the side. Fitted with a two-piece suite comprising a wash hand basin with taps and a W/C. Textured ceiling and cushion flooring completes the room.



## FIRST FLOOR ACCOMMODATION

### LANDING

Carpeted with a double-glazed window to the side, textured ceiling, and loft access. The landing provides access to all rooms.

### BEDROOM ONE

12' 7" x 11' 8" (3.84m x 3.56m) A bright and spacious room featuring a double-glazed window to the front and an additional window to the side, allowing for plenty of natural light. The room is carpeted throughout and benefits from a radiator. Further features include a textured ceiling with pendant lighting.



### BEDROOM TWO

11' 7" x 9' (3.53m x 2.74m) Double-glazed window to the rear, flooding the space with natural light. The room is carpeted throughout and benefits from a radiator for added comfort. Additional features include a textured ceiling with pendant lighting and two built-in cupboards-one housing the boiler and the other the water tank-offering handy hanging space and extra storage, making the room both practical and versatile.



### BEDROOM THREE

10' 6" x 9' (3.2m x 2.74m) A bright room with a double-glazed window to the front, carpeted throughout and featuring a radiator. The room benefits from a textured ceiling with pendant lighting and includes an additional built-in storage cupboard with hanging space, providing practical storage while maintaining a spacious feel.

### SEPARATE WC

Opaque double-glazed window to the rear, with a W/C, cushion flooring, and a textured ceiling.

### BATHROOM

Obscure double-glazed window to the rear and bathroom is fitted with a three-piece suite comprising a panelled corner bath with hand-held shower attachment and tiled surround, and a pedestal wash hand basin with mixer tap. Additional features include a ladder-style radiator, cushion flooring, a textured ceiling, and wood cladding to waist height on the remaining walls.

### EXTERNALLY

### REAR GARDEN

The property benefits from a private, unoverlooked rear garden extending to over 125ft. It begins with a patio area, ideal for outdoor seating and entertaining, with the remainder mainly laid to well-established lawn. The garden is enclosed by privacy fencing and features gated side access to the front via a timber gate. On the opposite side, wooden double gates provide vehicle access to and from the front garden and garage.

### DETACHED GARAGE

16' 2" x 8' 3" (4.93m x 2.51m) Wooden double doors provide access to the detached garage, which features a stable door and a side window.

### FRONT GARDEN

Driveway providing off-street parking, with double gates giving access to the detached garage. A lawned area sits adjacent, with a boundary wall to the front.



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. Made with Metago 2/2022

Energy performance certificate (EPC)			
85, South Lane 2530 LEEF SS7 2JG	Energy rating <b>D</b>	Valid until 14 November 2029	Certificate number 8098-0555-7923-3886-2913
Property type	Detached house		
Total floor area	98 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance</a> .			
Energy rating and score			
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
91-101	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		