



Brown & Brand



Falbro Crescent  
Hadleigh, SS7 2SE

- Detached Four Bedroom Family Home
- Spacious Lounge/Dining Area Overlooking Rear Garden
- Main Bedroom With Large En Suite
- Highly Sought After Location Situated On The 'Westwood Estate'

**£535,000**





## Property Description

Brown & Brand are delighted to present this well-maintained four-bedroom detached family home, located in the desirable Westwood estate. Conveniently situated close to John Burrows playing fields, parks and Westwood Woods.

The ground floor offers a welcoming covered porch that leads to an entrance hallway, a fitted kitchen, a convenient cloakroom, an office/study space, and a spacious lounge/dining room. The lounge offers a bright, airy atmosphere and overlooks the rear garden with uninterrupted views across the school playing fields. Upstairs, you'll find four good sized bedrooms, including a main bedroom with its own en-suite bathroom. The family bathroom is also on this floor, with a separate W/C for added convenience.

Externally, the property boasts a detached garage, a courtyard garden, and a beautifully maintained rear garden. The front of the house offers ample off-road parking, ensuring space for several vehicles.





### **APPROACHED VIA**

Double glazed entrance door inset with decorative glass panels and double-glazed window to side, giving access through to:

### **ENTRANCE HALLWAY**

Welcoming entrance hallway with carpeted stairs leading to first floor. Radiator. Smooth plastered ceiling. Carpet. Doors giving access to:

### **DOWNSTAIRS CLOAKROOM**

Fitted in a two-piece suite comprising wall mounted wash hand basin and close coupled WC. Tiled floor. Tiled walls. Obscure double-glazed window to side. Wooden tongue and groove ceiling with inset spotlights. Ladder style radiator. Mirrored sliding storage cupboard.



### **L-SHAPED LOUNGE/DINING AREA**

21' 8" x 20' 3 (Narrowing to 10.9')" (6.6m x 6.17m) Double glazed window to side. Carpet. Smooth plastered ceiling with coving and inset spotlights. Radiators. Feature fireplace with coal effect gas fire. Double glazed sliding patio doors leading out to rear garden with a large picture window to side.



### **STUDY/OFFICE**

12' 6" x 9' 4" (3.81m x 2.84m) Double glazed window to rear. Carpet. Smooth plastered ceiling. Wall lights. Radiator.

### **KITCHEN**

13' 9" x 9' 7" (4.19m x 2.92m) Well fitted kitchen offering cupboards and drawer packs to both ground and eye level with contrasting worktops over and incorporating one and half sink with mixer tap over. Eye level integrated oven and a separate integrated microwave. Four ring induction hob with extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher. Smooth plastered ceiling with inset spotlights. Door opening to a useful pantry cupboard with plumbing for washing machine and further under stairs storage. Cushion flooring. Double glazed window to side and half double-glazed door giving access to courtyard, garage and rear garden.





### **LANDING**

Large double-glazed window to side. Smooth plastered ceiling with coving. Loft access. Doors leading through to:

### **BEDROOM ONE**

10' 8" x 9' 8" (3.25m x 2.95m) Double glazed window to front. Carpet. Smooth plastered ceiling. Fitted storage cupboard. Radiator.

### **BEDROOM TWO**

14' 6" x 10' 8" (4.42m x 3.25m) Double glazed window to rear. Carpet. Smooth plastered ceiling with wall lights. Radiator. Sliding door leading through to:



### **EN-SUITE**

10' 2" x 6' 2" (3.1m x 1.88m) Fitted in a three-piece suite comprising large walk-in shower cubicle with attachment over and sliding shower screen. Wash hand basin inset to vanity units with additional storage wall units and fitted spotlights over. Close coupled WC. Fully tiled. Smooth plastered ceiling with inset spotlights. Ladder style radiator.



### **BEDROOM THREE**

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed window to rear. Carpet. Smooth plastered ceiling. Radiator. Door leading through to:

### **BEDROOM FOUR**

11' 9" x 8' 8" (3.58m x 2.64m) Double glazed window to rear and front. Carpet. Textured plastered ceiling. Radiator.

### **BATHROOM**

Two-piece bathroom suite comprising of a panelled bath with electric shower over and shower screen. Tiled walls. Wash hand basin inset to vanity unit with taps over. Obscure double-glazed window to flank. Radiator. Wooden tongue and groove ceiling. Cupboard housing combination boiler.

### **SEPARATE W/C**

Obscure double-glazed window to flank. Fully tiled. Cushion flooring. Wooden tongue and groove ceiling. Close coupled W/C.





## **EXTERNALLY**

### **DETACHED GARAGE**

15' 2" x 8' 9" (4.62m x 2.67m) Power and lighting with an up and over door. Window to the rear. Door to the side giving access.

### **FRONT GARDEN**

Paved driveway giving more than ample off-street parking. Lawn area edged with mature shrub and flower borders. Retaining brick wall to front. Access to garage and gated side entrances.

### **REAR GARDEN**

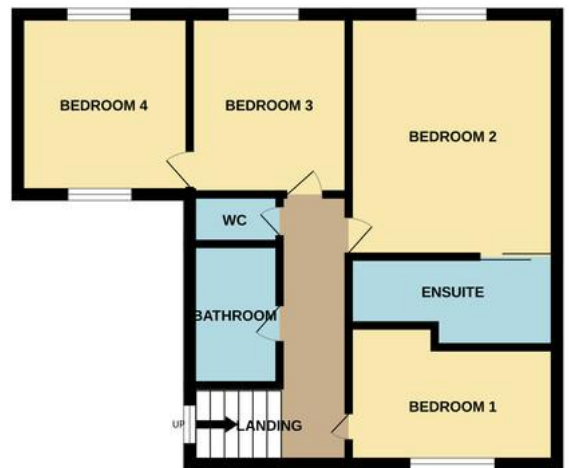
The property benefits from a lovely unoverlooked rear garden. Commencing with area laid to patio whilst the remainder is mainly laid to lawn with mature tree and shrub borders. Privacy fencing. Garden shed. Gated side access.



GROUND FLOOR



FIRST 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.  
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Energy performance certificate (EPC)

81 Faversham Crescent BENFLICE SS17 2JG	Energy rating <b>D</b>	Valid until 28 January 2038
		Certificate number 3330-9229-1400-0913-4226

Property type	Detached house
Total floor area	124 square metres

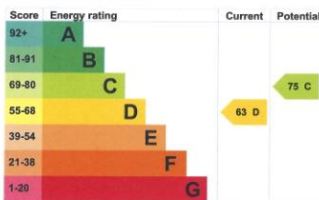
Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

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

Breakdown of property's energy performance