



Brown & Brand



Broughton Road
Hadleigh, SS7 2HD

- Larger Than Average Two/three Bedroom Semi-Detached Bungalow
- Generous Size Bedrooms
- Secluded Rear Garden
- Popular Hadleigh Turning

£375,000





Property Description

We are pleased to present to the market this charming and extended two-bedroom semi-detached bungalow, offering deceptively spacious accommodation throughout. This lovely home features two generously sized reception rooms, two double bedrooms, a well-fitted kitchen, and a bright conservatory. Additionally, the property boasts a modern shower room, a well-maintained rear garden, and off-street parking to the front. Located in the highly sought-after area of Broughton Road within Hadleigh, the property is ideally positioned just a short walk from Hadleigh Castle, local woodlands, and the town centre. Here, you will find a variety of shops, cafés, and supermarkets. For families, this home is within the catchment area for excellent local schools, including Hadleigh Infant and Junior Schools. Viewings are highly recommended to fully appreciate everything this property has to offer.



ACCOMMODATION

Approached via double glazed entrance door leading to

ENTRANCE HALLWAY

Wood effect flooring. Radiator. Power point. Thermostat control. Loft access hatch (which we understand is (Fully boarded and insulated) Wall mounted meters and consumer unit. Doors giving access through to:

LOUNGE

13' 6 into bay" x 10' 11" (4.11m x 3.33m) Double glazed bay window to front. Carpet. Radiator. Attractive feature fireplace housing electric fire. Smooth plastered ceiling with ceiling rose. Picture rail.



DINING ROOM

11' 0" x 9' 11" (3.35m x 3.02m) Wood effect flooring. Smooth plastered ceiling. Radiator. Double doors leading through to:

CONSERVATORY

13' 5" x 9' 4" (4.09m x 2.84m) Double glazed windows to rear and side with double glazed French doors leading to rear garden. Power points. Radiator. Tiled effect cushion flooring.



KITCHEN

9' 9" x 7' 3" (2.97m x 2.21m) Kitchen offering cupboards and drawer packs to both ground and eye level with contrasting worktops over and incorporating stainless steel sink and drainer unit with mixer tap over. Space for cooker with space and plumbing for washing machine. There is further large storage cupboards with space for fridge/freezer. Radiator. Wall mounted combination boiler. Double glazed windows to front and rear.

BEDROOM ONE

15' 8 into bay" x 9' 11" (4.78m x 3.02m) Double glazed bay window to front with blinds to remain. Radiator. Fitted wardrobes with sliding doors. Tiled fireplace. Smooth plastered ceiling.



BEDROOM TWO

13' 6" x 9' 4" (4.11m x 2.84m) Double glazed window to rear. Carpet. Radiator Fitted storage cupboard/wardrobe. Smooth plastered ceiling.



SHOWER ROOM

7' 3" x 5' 1" (2.21m x 1.55m) Modern three piece suite comprising corner shower cubicle with shower over. w/c. Wash hand basin inset to vanity unit with mixer taps over. Tiled walls. Heated towel radiator. Obscure double glazed window to side.

EXTERNALLY

REAR GARDEN

The property benefits from a lovely secluded rear garden. Commencing with area laid to patio whilst the remainder is mainly laid to lawn with well stocked flowerbeds surrounding, fencing to borders, large timber shed, side access to front via timber gate.

FRONT GARDEN

Driveway providing off street parking with area laid to lawn adjacent and white picket fence, retaining brick wall to front.



GROUND FLOOR



English | Cymraeg

Energy performance certificate (EPC)

14 Brougham Road BENFLEET SS7 2HG	Energy rating D	Valid until 29 August 2031
		Certificate number 9900-5069-0322-9023-1893

Property type Semi-detached bungalow
Total floor area 72 square metres

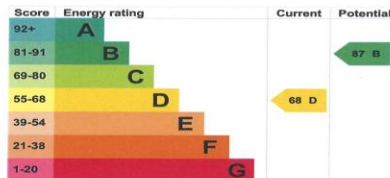
Rules on letting this property

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/domestic-private-rented-property-minimum-energy-efficiency-standards-letting-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-letting-guidance>).

Energy rating and score

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

[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