



Brown & Brand



Church Road
Hadleigh, SS7 2DW

- Character Three Bedroom Semi-Detached House
- Impressive Open Plan Kitchen/Dining Room with Separate Sitting Area
- Perfect Blend Of Period Character And Modern Style
- Bay Fronted Lounge Complete with Fireplace

Offers In Excess Of £435,000





Property Description

Character Home in a Prime Hadleigh Location

This beautifully presented character home offers a wonderful blend of period charm and modern living. The property features a spacious open-plan kitchen and dining room, perfect for family life and entertaining, along with an immaculate bay-fronted lounge with a cosy open fire providing a warm and welcoming space to relax.

Externally, the home enjoys its own private driveway and a large South-facing rear garden complete with a decking area and a brick-built barbecue - ideal for outdoor dining and entertaining.

Perfectly positioned close to Hadleigh High Street and local infant and junior schools, this lovely family home is also within easy reach of Hadleigh Castle and Country Park, major bus routes, and excellent road connections via the A13 and A127.



ACCOMMODATION

Approached via a solid wood entrance door with an inset decorative leaded glass window, providing access through to.

ENTRANCE HALL

Featuring a large fitted coir mat and stairs rising to the first-floor landing with fitted carpet. There is a cupboard above the entrance door housing the electric fuse board, with further access provided to all other rooms.

LOUNGE

13' 7" x 12' 1" (4.14m x 3.68m) A beautifully presented room featuring a double-glazed bay window to the front, fitted carpet and a smooth plastered ceiling with decorative coving and pendant light. Radiator. Decorative cast iron working fireplace with mantel over provides a charming focal point, perfect for those cosy evenings.

OPEN PLAN KITCHEN/DINING AREA

23' 3" x 12' 3" (7.09m x 3.73m)

DINING AREA

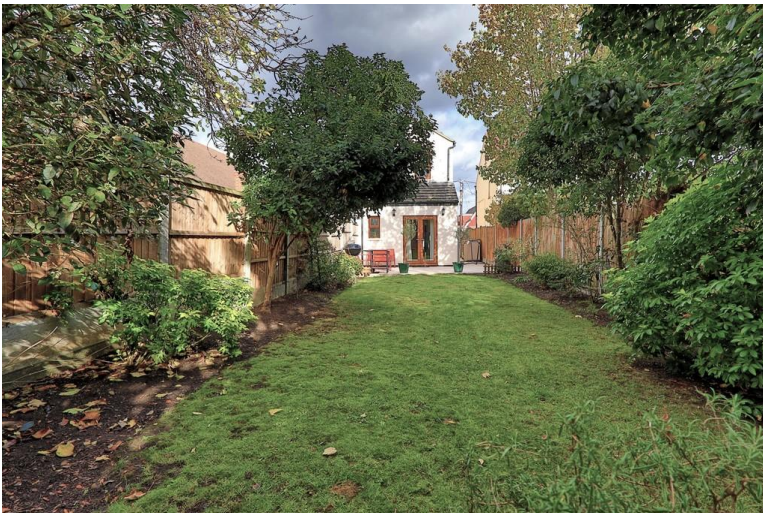
14' 2" x 12' 3" (4.32m x 3.73m) A bright and spacious room featuring a large double-glazed window to the side, wood laminate flooring, and radiators-one with a decorative cover. The smooth plastered ceiling is finished with coving and inset spotlights. Additional features include access to an under-stair's storage cupboard. Cupboard above entrance door housing electric fuse board.

KITCHEN

11' 8" x 12' 3" (3.56m x 3.73m) Beautifully fitted with a comprehensive range of modern base and wall units offering extensive cupboard and drawer storage, complemented by contrasting solid wood worktops. Features include a double butler-style sink with mixer tap and drainer, integrated oven and grill, additional integrated microwave/oven, integrated dishwasher, washing machine, tumble dryer, and fridge/freezer. The room also benefits from a radiator, wood-effect laminate flooring, double glazed side window, and a smooth plastered ceiling with coving and inset spotlights.

SITTING AREA

8' 6" x 7' (2.59m x 2.13m) Double glazed French doors provide direct access to the south-facing rear garden. There is a fitted cupboard with a solid wood top complementing the kitchen area, along with a radiator, smooth plastered ceiling and wood laminate flooring continuing through from the kitchen/dining area.





DOWNSTAIRS CLOAKROOM

Fitted in a white two-piece suite comprising wash hand basin with vanity unit and W/C . Tiled floor. Double glazed opaque window to rear. Stainless steel towel rail/radiator. Smooth plastered ceiling is finished with coving and inset spotlights

LANDING

Carpeted throughout, with loft access housing the combination boiler. The smooth plastered ceiling features inset spotlights. Doors giving access through to.



BEDROOM ONE

11' 4" x 12' 1" (3.45m x 3.68m) A spacious double bedroom featuring two double-glazed windows to the front, fitted carpet, and a radiator. The smooth plastered ceiling is finished with coving and pendant lighting. Additional features include a decorative cast iron fireplace with mantel over and fitted wardrobes along one wall.

BEDROOM TWO

10' 7" x 9' 2 (Measurements taken inside wardrobe)" (3.23m x 2.79m) A well-proportioned bedroom with a double-glazed window to the side, fitted carpet, and radiator. The smooth plastered ceiling is finished with pendant lighting, and fitted wardrobes are provided along one wall.



BEDROOM THREE

11' 6" x 6' 3" (3.51m x 1.91m) Bedroom three featuring two double-glazed windows to the rear, fitted carpet, and radiator. The smooth plastered ceiling is finished with pendant lighting.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath with plumbed-in rainforest shower over, glass screen, and handheld shower attachment, a wash hand basin inset into a vanity unit and a W/C. The room features fully tiled floors and walls, a stainless-steel towel rail/radiator, and an obscure double-glazed window to the side. The smooth plastered ceiling is finished with spotlights and an extractor fan.





EXTERNALLY

REAR GARDEN

A beautifully presented south-facing garden with a large, paved area to the immediate rear, wrapping around to the side with gated access. The garden is mainly laid to lawn, bordered by established flower and shrub beds. At the bottom of the garden is a garden shed with power and additional paved area to the rear. Additional features include outside lighting and privacy fencing, making this an ideal space for entertaining.

FRONT GARDEN/PARKING

The property benefits from a recently completed, low-maintenance resin driveway to the front and side, providing ample off-road parking.



Energy performance certificate (EPC)

74 Church Road Hiddeford BENFLEET SS17 2DV	Energy rating D	Valid until: 29 October 2035
		Certificate number: 8035-1020-3509-0401-6222

Property type	Semi-detached house
Total floor area	94 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

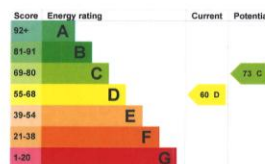
[See how to improve this property's energy efficiency.](#)

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

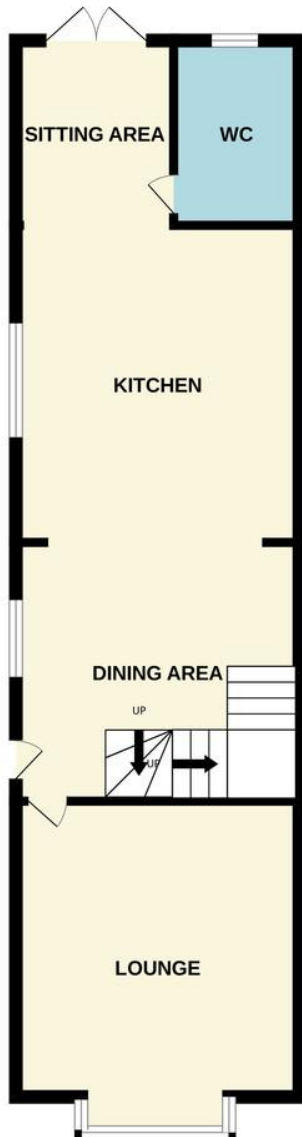
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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.
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