



Brown & Brand



**Beech Road**  
Hadleigh, SS7 2AZ

- Semi detached two-bedroom bungalow.
- Spacious lounge with patio doors to the garden.
- Kitchen/breakfast room with breakfast island.
- No onward chain

**Guide Price £350,000 - £365,000**





## Property Description

**GUIDE PRICE £350,000 - £365,0000**

Located in a sought-after turning close to Hadleigh Town Centre and Hadleigh Country Park, this well-presented two-bedroom semi-detached bungalow is offered with no onward chain. The accommodation comprises an entrance hallway, two bedrooms, a shower room, a spacious lounge, a kitchen/breakfast room, and a separate utility room. Externally the property benefits from a south-facing rear garden, perfect for enjoying the sun throughout the day and off-street parking to the front for one vehicle. An ideal home for those seeking single-storey living in a convenient and desirable location close to local amenities and open green spaces.



## ACCOMMODATION

Access is gained via a hardwood front door with obscure glazed panels leading to:

### ENTRANCE HALL

Radiator, fitted carpet, coving to ceiling, loft access and wall-mounted electric meter housed within a storage cupboard.

### LOUNGE

13' 3" x 10' 5" (4.04m x 3.18m) Sliding patio doors providing access to the rear garden, fitted carpet, coving to ceiling and radiator.

### BEDROOM ONE

14' 6" (into bay) x 11' 3" (4.42m x 3.43m) Double-glazed bay window to the front aspect, fitted carpet, coving to ceiling and radiator.

### BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.69m) Double-glazed window to the front aspect, fitted carpet, coving to ceiling and radiator.



### SHOWER ROOM

Fitted with a three-piece suite comprising a vanity wash hand basin with mixer tap, low-level WC and shower cubicle. Obscure double-glazed window to the side aspect and laminate flooring.

### KITCHEN/BREAKFAST ROOM

10' 10" x 9' 9" (3.3m x 2.97m) Fitted with a range of wooden wall and base units with laminate work surfaces incorporating a sink unit with mixer tap and drainer. Integrated electric oven with four-ring gas hob and extractor hood above. Laminate flooring, coving to ceiling, radiator and breakfast island. Sliding patio doors provide access to the rear garden.



### UTILITY ROOM

Space and plumbing for a washing machine, space for a fridge freezer, laminate flooring and wall-mounted boiler. Door to the side providing access to the garden.



## EXTERNALLY

### REAR GARDEN

A south-facing rear garden featuring a patio seating area with the remainder laid to lawn. Mature trees and shrubs, privacy fencing, outside tap, gated side access and a wooden shed.

### FRONT GARDEN / PARKING

Driveway providing off-road parking for one vehicle.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

