



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

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**Call to arrange your viewing today
01702 710555**



Commonhall Lane, - Stunning Family Home - Guide price £625,000

**** GUIDE PRICE £625,000 - £650,000 ****

** A VERY SPACIOUS EXTENDED DETACHED FAMILY HOME* KING JOHN SCHOOL CATCHMENT AREA* A FANTASTIC MIX OF MODERN AND PERIOD FEATURES* FOUR DOUBLE BEDROOMS* TWO RECEPTION ROOMS* LARGE KITCHEN WITH ISLAND* LANDSCAPED REAR GARDEN* ATTACHED GARAGE* OFF STREET PARKING FOR MULTIPLE VEHICLES* GROUND FLOOR CLOAKROOM* THREE PIECE BATHROOM AND SEPARATE THREE PIECE SHOWER ROOM**



Second Bedroom 12'11 x 12'6 (3.94m x 3.81m)
Smooth ceiling, Upvc double glazed lead light windows to front aspect, feature fireplace with tiled surround, wooden mantle and hearth, wall mounted radiator, dado rail, carpet laid to floor.

Third Bedroom 12'6 x 9'1 (3.81m x 2.77m)
Built in wardrobe, Upvc double glazed lead light windows to rear aspect, smooth ceiling with coving, wall mounted radiator, carpet laid to floor.

Fourth Bedroom 13'6 x 7'0 (4.11m x 2.13m)
Upvc double glazed windows to rear aspect, wall mounted radiator, smooth ceiling with coving, built in wardrobe, carpet laid to floor.

Bathroom
Fitted with a modern white three piece suite comprising panel bath with shower adaptor, wash hand basin with mixer tap and storage under and low level w/c with push button, tiled walls and flooring, chrome heated towel rail, Obscure Upvc double glazed window to side aspect.

Shower Room
A separate shower room again fitted with a three piece modern suite comprising shower cubicle with glass doors, wash hand basin with mixer tap and storage under and low level w/c with push button, extractor fan, tiled walls and flooring, chrome heated towel rail.

Rear Garden
Landscaped rear garden commencing with slabbed patio area with remainder laid to lawn, fence to all boundaries, gated access to side leading to front of property, outside tap and lighting.

Front Garden
Large driveway offering parking for multiple cars, lawned area to side, established shrubbery and flowers with low level brick built wall to front.

Attached Garage 24'0 x 7'5 (7.32m x 2.26m)
Wooden double doors to front, electric and lighting internally.

Agents Notes
The property boasts fantastic living areas and is proportioned generously both internally and externally. The house is situated back from the road allowing a large frontage with plenty of parking.



Main Features

- Large Family Home
- Great Location In Hadleigh
- Four Double Bedrooms
- Two Reception Rooms
- Double Glazed and Gas Central Heating
- Walking Distance to Hadleigh Town

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Entrance Porch
Upvc double glazed lead light door leading to porch with large Upvc double glazed floor to ceiling lead light windows to side and rear, smooth ceiling, quarry floor tiles, solid wood door with coloured lead light glass panel leading to...

Reception Hall
Smooth ceiling with coving, under stairs storage cupboard, wall mounted radiator, parquet flooring, carpeted stairs to first floor, doors to accommodation.

Lounge 12'11 x 12'4 (3.94m x 3.76m)
Upvc double glazed lead light windows to front and side aspect, coving to ceiling, picture rail, dual fuel stove with cast iron surround and ornate timber mantle with granite hearth, tv point, parquet flooring.

Second Reception Room 14'0 x 11'0 (4.27m x 3.35m)
Coving to ceiling with ceiling rose, Upvc double glazed lead light windows to front aspect, wall mounted radiator, Victorian cast iron fireplace with timber surround and granite hearth, picture rail, parquet flooring.

Kitchen/Breakfast Area 15'7 x 13'0 (4.75m x 3.96m)
Fitted with matching wall and base units with complementary square edge work surface, inset one and a half stainless steel sink and drainer, five ring gas hob with extractor over, integrated appliances including 'Neff' oven and microwave above, washing machine, tumble dryer and dish washer, space for fridge/freezer, central island with matching work top and drinks cooler under and pop up power point, under unit spotlights, smooth ceiling with coving and inset spotlights, Upvc double glazed lead light windows to rear aspect with double glazed door leading to rear garden, the room opens up to...

Dining Area 14'3 x 7'9 (4.34m x 2.36m)
Upvc double glazed lead light windows and french doors to rear aspect, smooth ceiling with coving and ceiling rose, wall mounted radiator, parquet flooring.

Ground Floor Cloakroom
A two piece suite comprising low level w/c and wash hand basin with tiled splash backs, obscure Upvc double glazed lead light window to side aspect, wall mounted radiator.

First Floor Landing
Smooth ceiling with coving and loft access, Upvc double glazed lead light windows to side aspect, airing cupboard, wall mounted radiator, carpet laid to floor, doors to accommodation.

Primary Bedroom 13'11 x 11'2 (4.24m x 3.40m)
Upvc double glazed lead light windows to front aspect, smooth ceiling with coving, wall mounted radiator, fitted floor to ceiling wardrobes to one wall, carpet fitted to floor.

