



WELCOME HOME
9 Hadley Rd, Pepperell, MA
\$449,500



Marketed exclusively by:

Karen Earnest
Re/Max Prestige
Groton, MA
978 618 2254
www.earnestteam.com

PROPERTY INFORMATION:

Approximate Living Area: 3390 sq. ft
Lot size: 1.84 acres
Garage: 2 car attached
Bedrooms: 4 including 1st floor master
Bathrooms: 2 1/2
Fireplaces: 1-gas



Dimensions:

<i>Living Room:</i>	13x11	<i>Hardwood Floor</i>
<i>Dining Room:</i>	13x11	<i>Hardwood Floor; Crown Molding; Wainscoting, Chair Rail, built-ins</i>
<i>Family Room:</i>	13x15	<i>Fireplace, carpet</i>
<i>Kitchen Eating area:</i>	9x16	<i>Tile Floor, slider to deck, Bay window</i>
<i>Kitchen:</i>	17x15	<i>Tile floor; large island with breakfast bar</i>
<i>Master bedroom:</i>	15x15	<i>Carpet, cathedral ceiling, walk-in closet</i>
<i>Bedroom 2:</i>	12x26	<i>Carpet, walk-in closet</i>
<i>Bedroom 3:</i>	13x11	<i>Carpet</i>
<i>Bedroom 4:</i>	13x13	<i>Carpet</i>
<i>Master Bath:</i>		<i>Tile Floor, whirlpool tub, separate shower, double sink</i>
<i>Hall Bath:</i>		<i>Tile Floor, linen closet</i>
<i>First floor 1/2 bath:</i>		<i>Tile Floor</i>
<i>Laundry</i>		<i>Tile Floor</i>

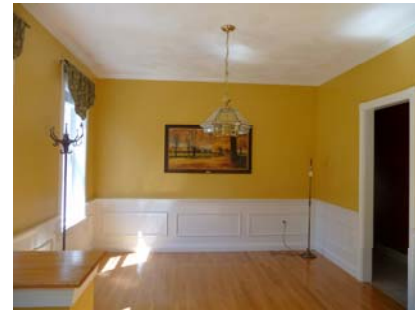
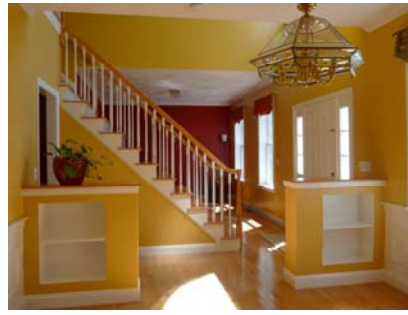
EXCLUSIONS:

Assessed: \$422,100
Tax: \$5542 Year: 2011
Book: 36113; page: 517
Town water and Town Sewer
Gas Heat , FHA
Central A/C
Year Built: 2000

Washer, dryer, refrigerator



1st Floor



2nd Floor + Bonus Room & Exterior



Amenities

1st Floor:

Open two story foyer

Formal Dining Room

- crown molding*
- wainscoting*
- chair rail*
- built-ins*
- hardwood*

Formal Living Room

- hardwood*

Large kitchen open to Family Room

- island with breakfast bar*
- desk*
- custom cabinet features*
- Tile flooring*
- eating area with door to deck*
- wall oven, microwave, glass gas cook-top*
- wine fridge*
- ceiling fan*
- recycle/trash cabinet*

Tiled back hall

- half bath with laundry*
- utility closet, pantry and clothes closet*

1st floor Master Bedroom wing

- cathedral ceiling*
- ceiling fan*
- carpet*
- walk-in closet*

Master bath with tile floor

- cathedral ceiling with skylight*
- double sinks*
- whirlpool tub and separate shower*



Amenities

2nd Floor:

3 Large Bedrooms

Large Bonus room over garage

Hall bath with Tile floors and linen closet

Miscellaneous:

Walk-out basement

Town water and Town sewer

75 gallon gas hot water heater

Connection for gas dryer

Part of Hadley Estates neighborhood

