

## Description

### Approximate Room Sizes

**THE PROPERTY** Step into this charming property, located in a highly sought after area of Halstead, through a welcoming storm porch, leading to an entrance hall with convenient access to a ground floor w/c, kitchen/dining room, sitting room, and under stair cupboards with a utility area. Ascend the stairs to reach the first-floor landing.

The spacious kitchen/dining room boasts fitted wall and base units, complemented by working surfaces, an inset sink with taps, an integrated dishwasher and washing machine, double electric range oven with electric hob to remain, and space for a fridge/freezer. A double glazed window overlooks the front aspect. The sitting room features both a double glazed

window and patio doors leading to the rear garden.

On the first floor, discover three generously-sized bedrooms, two with double glazed windows overlooking the rear, while the master bedroom enjoys a front-facing window. The modern fitted bathroom is equipped with a paneled bath, close-coupled w/c, and wash hand basin.

Outside, the property offers ample off-road parking on the front drive, accompanied by a garage on block. The private rear garden is predominantly laid to lawn, and a convenient home garden office is tucked away at the rear, providing a versatile space.

KITCHEN/DINER 13' 9" x 11' 6" (4.19m x 3.51m)

SITTING ROOM 18' 4" x 10' 10" (5.59m x 3.3m)

BEDROOM ONE 13' 5" x 12' 2" (4.09m x 3.71m)

BEDROOM TWO 12' 2" x 11' 10" (3.71m x 3.61m)

BEDROOM THREE 9' 2" x 8' 6" (2.79m x 2.59m)

BATHROOM 9' 2" x 5' 11" (2.79m x 1.8m)

CABIN 12' 6" x 9' 2" (3.81m x 2.79m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Central Heating, Mains Drainage, Water, Electric

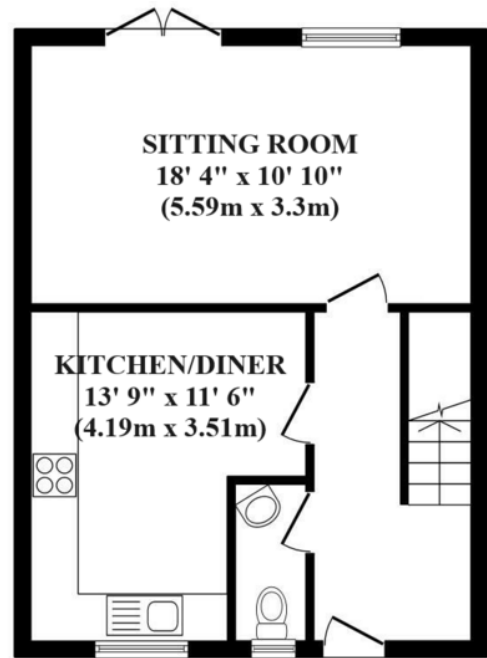
Post Code – CO9 2SS

Viewings by appointment

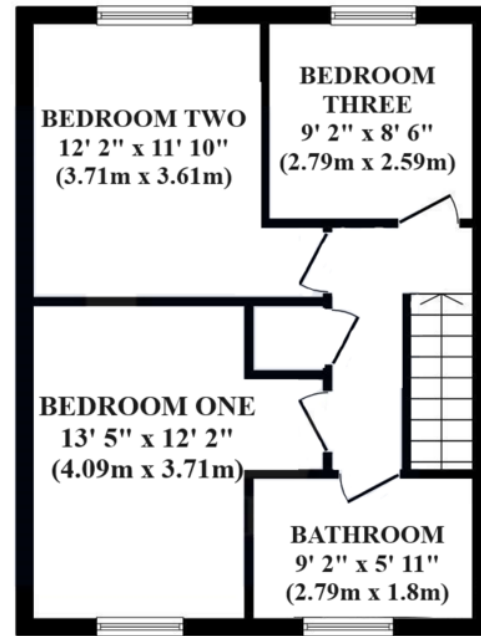
Bychoice Estate Agents

Tel: 01787 468400





**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 95.5 sq.m. (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Maple Close | Halstead | CO9 2SS

A three bedroom end of terrace home situated with the traditional market town of Halstead. The property boasts a spacious kitchen/dining room, sitting room, ground floor w/c and first floor bathroom. Outside, a private rear garden with home garden office, ample parking and a garage en bloc.

### Offers In Excess Of £325,000

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Ground Floor W/C
- First Floor Bathroom
- Private Garden With Home Office