



- Four Bedrooms
- Generous Kitchen / Dining Room
- Sitting Room
- Bathroom & Separate WC

### Fauve, The Street, Birdbrook, Halstead, CO9 4BJ

Guide Price £320,000

Located in the beautifully picturesque village of Birdbrook is the rare four bedroom family house which has benefited from an extension to provide a lovely, generous kitchen and dining room. The property benefits from beautiful gardens to the front and rear and a single garage.





## Property Description

### Ground Floor

#### Entrance Hall

Radiator, stairs to first floor, entrance door, storage cupboard.

#### Sitting Room

4.97m (16'4") x 2.85m (9'4") Window to front, radiator, wooden flooring, fitted with cast-iron solid fuel burner with glass door, patio doors to rear garden.

#### Kitchen 4.97m (16'4") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye level electric oven, built-in four ring ceramic hob with extractor hood over, window to front, radiator.

#### max Dining Area

3.45m (11'4") x 3.25m (10'8") Window to rear, window to side, radiator, door to rear garden.

### First Floor

#### Landing

Window to rear, door to:

Bedroom 1 3.75m (12'3") ind built-in wardrobes x 3.29m (10'9")

Window to front, window to rear, range of fitted wardrobes, radiator,

Bedroom 2 3.07m (10'1") x 2.85m (9'4")

Window to rear, radiator, wooden flooring, door to:

Bedroom 3 2.91m (9'7") x 1.80m (5'11")

Window to front, radiator.







Bedroom 4 2.85m (9'4") x 1.83m (6')  
Window to front, radiator.

#### WC

Window to front, fitted with a two-piece suite comprising a corner wall mounted wash hand basin with mixer tap and low-level WC.

#### Family Bathroom

Fitted with a three-piece suite comprising panelled bath with independent shower over, mixer tap and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, shaver point, window to rear, tiled flooring.



#### Outside

The rear garden has a paved patio immediately from the house with a timber pergola over providing a pleasant covered area for seating with a pathway leading to a side gate giving access to the parking area. The main of the garden is laid to lawn and is bordered by an array of attractive flower and shrub displays. A personal door leads into the single garage at the head of the garden.

The front garden is laid to lawn with a pathway leading to the entrance door. The garden is enclosed to the front by mature hedging and mature trees.



#### Garage & Parking

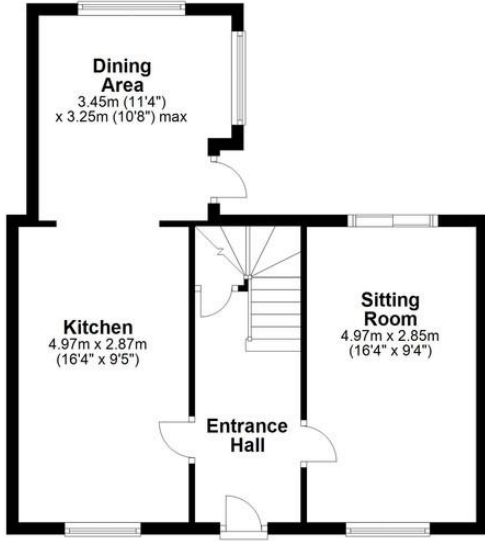
A single garage lies to the rear of the property with power and light connected, fitted racking, up and over door. There is an allocated parking space opposite the garage within the residents parking area.

#### Viewings

By appointment with the agents.

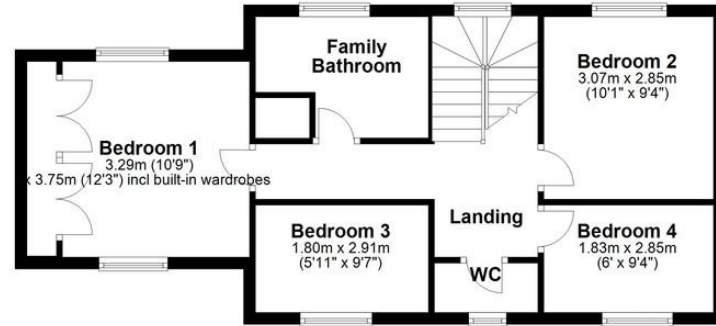
### Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



### First Floor

Approx. 51.0 sq. metres (549.5 sq. feet)



Total area: approx. 100.3 sq. metres (1080.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.