



**SCOTT
MADDISON**



17 Head Street

Halstead CO9 2AT

£275,000

Freehold



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Partly glazed timber entrance door opens to an entrance hall:

ENTRANCE HALL

Exposed timber beams either side and exposed brickwork to the side elevation, a decorative leaded glass panel has been installed between two beams, fitted carpet, steps leads down to the sitting room and up to a lobby.

SITTING ROOM

16'2 x 14'7 (4.93m x 4.45m)

This welcoming reception room features a soft red brick chimney breast with oak bressumar beam and tiled hearth as the focal point, recess to one side with shelving and deep plinth used by the current Vendor for a television. Walk-in recess to the other side providing useful storage. Exposed timber beams to both ceiling and walls, wooden bow window to the front elevation with SINGLE RADIATOR beneath, fitted piled carpet, wall light point, and power points.

LOBBY

8'1 x 4'3 (2.46m x 1.30m)

Pitched section of ceiling with glazed roof light window, dark wood panelling to one side, with bookcase shelving at the far end, halogen wall light, power point and fitted carpet. Glazed double doors with glazed windows either side open into the kitchen.

EAT-IN KITCHEN

17'9 x 14'10 max (5.41m x 4.52m max)

Low ceiling with exposed timber beams, ceiling light positioned ideal for placement of a table beneath, fitted carpet on entry giving way to an exposed brick floor laid in herringbone pattern. The fitted kitchen comprises two lengths of worktop to one side of the room with dark wood fronted cabinets and drawers beneath providing storage, inset circular sink bowls with brass effect traditional style tap, space and plumbing for a full size washing machine and space and plumbing for a full size dishwasher. Turning work surface incorporates a four ring electric hob and an oven housing unit has a built-in twin cavity Hotpoint electric oven with storage for pans above and below, wall cabinets beside with shelf between. Velux roof window over the hob. Two further windows to the rear elevation provide a view into the conservatory. Staircase to the first floor is enclosed by a dark wood panelled wall and door with Suffolk latch. Beneath the staircase a short section of worktop with cupboard below and recess for a fridge/freezer

REAR LOBBY

6'2 x 4'1 (1.88m x 1.24m)

Built in storage cupboards to one side, doors to the cloakroom and conservatory.

CLOAKROOM

5'10 x 2'10 (1.78m x 0.86m)

Close coupled WC, hand basin behind the door, high level window to conservatory, and vinyl flooring.

CONSERVATORY

14'10 x 16'8 narrowing to 9'8 (4.52m x 5.08m narrowing to 2.95m)

Poly carbonate roof with curved centre section, ceiling fan/light fitting, high level glazed windows to the rear elevation, TWO DOUBLE RADIATORS, polished grey floor tiles, deep section of work surface in the recess, wall hung Glowworm gas boiler, and power points. Wooden door opens to the side and we understand a right of way exists through the neighbouring garden to access Head Street. We understand full planning permission and Listed Building Consent was granted in October 2020 to have the poly-carbonate roof and parts of its structure replaced with oak and natural slate, details available on Braintree District Council's website.

FIRST FLOOR LANDING

Wooden sash window to the side elevation, fitted carpet, wall lights, three small leaded glass windows provide a view into the main bedroom from the landing, fitted bookcase at the top of the staircase with wooden surround. Doors leads to bedrooms one and two; the bathroom; and the second floor staircase.

BEDROOM ONE

14'5 x 9'8 (4.39m x 2.95m)

Low ceiling with exposed timber beams, wooden sash window to the front elevation, light fitted above the bed position with low level wall switches. Four pairs of dark wood panelled doors to the wardrobes with highly decorative carved dark wooden arched panels over, wall mounted spot light beside, display recess with DOUBLE RADIATOR beneath, power points and fitted carpet.

BEDROOM TWO

11'6 x 8'5 (3.51m x 2.57m)

Frequently called the 'Boat Room' by the current owner as beside the entrance door a small leaded three section window featuring a boat image. Low ceiling with exposed timber beams, a cabin bed is built-in on one side of the room, built-in wardrobe at the foot of the bed. Wall shelving opposite, SINGLE RADIATOR below, fitted carpet and power point. This room is currently being used as a study.

BATHROOM

12'11 x 7'11 (3.94m x 2.41m)

The classic burgundy suite comprises twin pedestal hand basins, bidet, close coupled WC and a partly sunken effect bath. A separate mosaic tiled shower cubicle features a bi-fold glass door and fixed glass end panel. Textured ceiling, privacy glass window to the side elevation, fitted wall mirrors to two walls with lighting above, deep arched display to the rear elevation, fitted carpet, SINGLE RADIATOR, and shaver socket. Double doors open to a deep shelved airing cupboard.

SECOND FLOOR

BEDROOM THREE

12'3 x 9'5 (3.73m x 2.87m)

Staircase from the landing leads up to this attic room with high pitched ceiling with exposed timber beams, wooden glazed window to the gable end wall, decreasing head height either side, fitted carpet, DOUBLE RADIATOR and power points. Door to one end opens to:

BUILT IN WARDROBE

9'5 x 4'5 (2.87m x 1.35m)

Fitted with hanging rails, shelving, two lights and carpet.

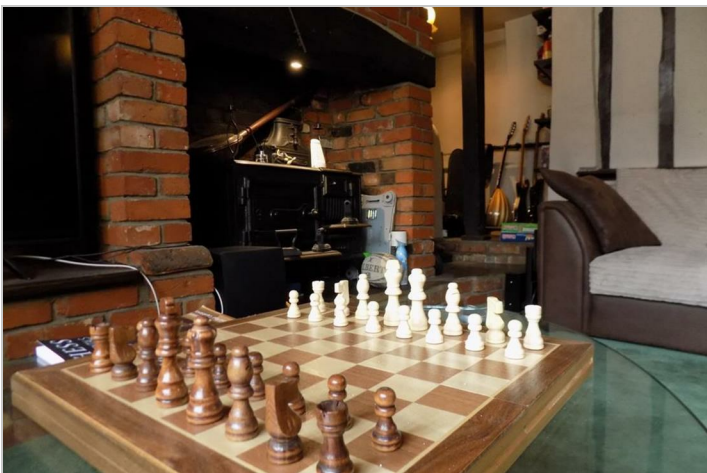
OUTSIDE

At the front of the property a low red brick wall defines the boundary with established hedging to provide some privacy, step up to one side onto a pathway leading to the entrance door. A higher red brick wall defines the side boundary. The front garden features a pathway with surrounding planted beds and central bed with an established evergreen shrub.

PARKING

A parking space is situated behind the property, granted by way of a Lease from the adjoining land owner, dated 9th August 2011 for a term of 99 years, paying a yearly rent of a peppercorn during the term.

Tel: 01787 479988



Road Map



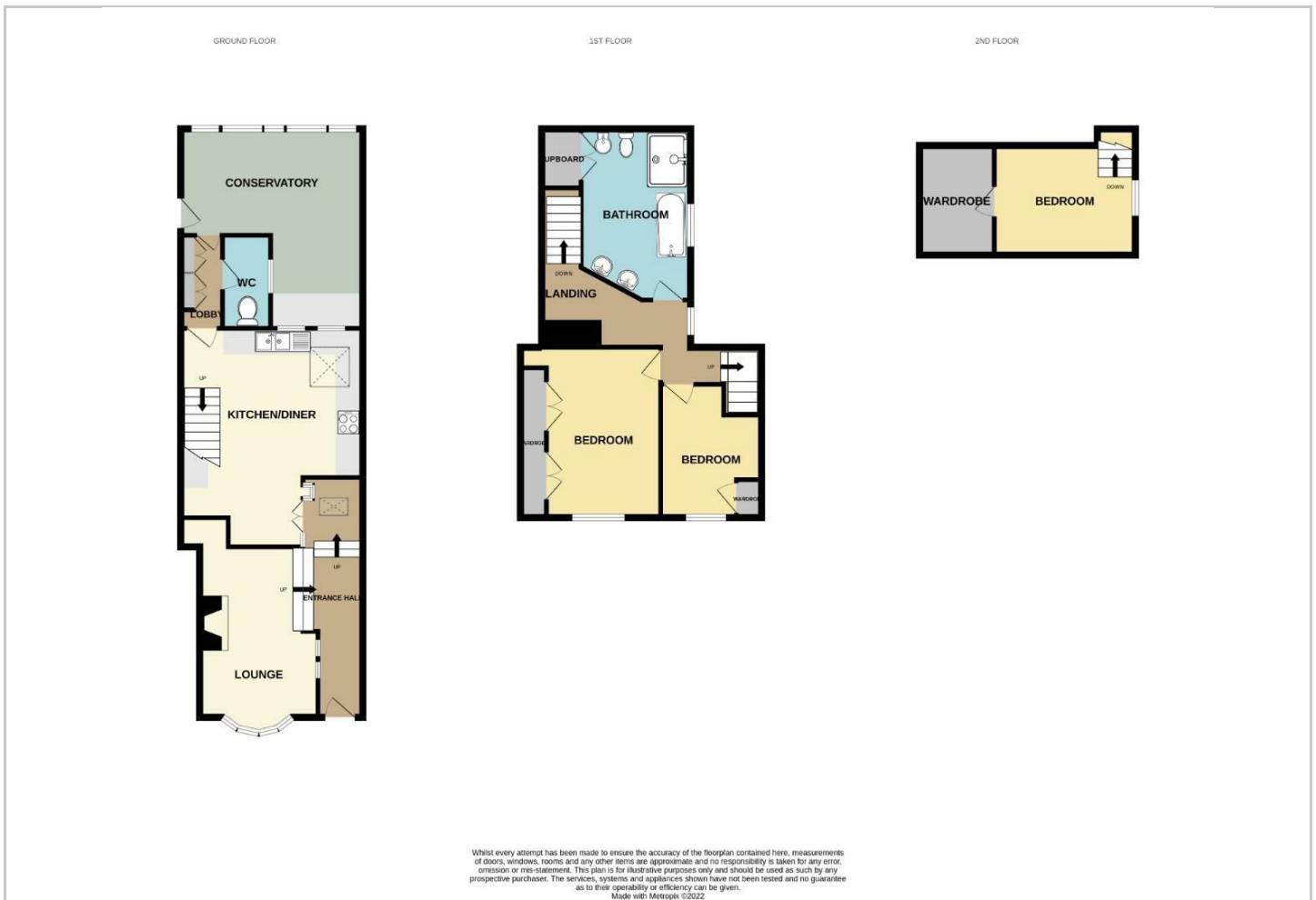
Hybrid Map



Terrain Map



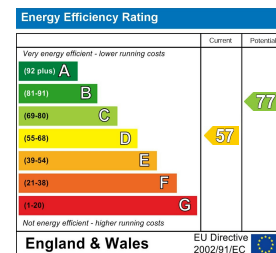
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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