



**SCOTT  
MADDISON**



## 154 Parsonage Street

Halstead CO9 2GY

£524,500

Freehold



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WE ARE DELIGHTED TO OFFER FOR SALE A BRAND NEW DETACHED HOUSE. CONSTRUCTED TO A HIGH STANDARD BY THE LOCAL ESTABLISHED A.R.CLARKE BUILDERS LIMITED. WITHIN A SHORT WALK OF THE HIGH STREET, VARIOUS SCHOOLS AND SHOPPING FACILITIES. AN EXCELLENT OPPORTUNITY TO PURCHASE THIS SUPERB QUALITY HOME. EARLY VIEWING STRONGLY ADVISED.

White composite entrance door opens to:

## ENTRANCE HALL

13'2" in length (4.01m in length)

Smooth ceiling with three recessed LED light fittings, mains powered smoke alarm, underfloor heating, and door to storage cupboard. Staircase rising to the first floor, further doors to:

## CLOAKROOM

5'10" x 3'1" (1.78m x 0.94m)

The white suite comprises dual flush close-coupled WC and vanity wash hand basin with chrome tap, white tiled splash back. Smooth ceiling, uPVC double glazed window to the side elevation with privacy glass, underfloor heating, and extractor fan.

## SITTING ROOM

15'6" x 14'3" (4.72m x 4.34m)

This bright spacious room features wide bay window to the front elevation with uPVC vertical sliding sash double glazed windows, smooth ceiling with nine recessed LED light fittings, two further recessed LED light fittings in the bay, four double power points, television and satellite sockets, underfloor heating and glazed double doors opening to:

## KITCHEN / DINING ROOM

17'7" x 10'2" (5.36m x 3.10m)

A quality Howdens kitchen with slim profile work surfaces

and matt grey cabinets fitted with shaker style doors and drawer fronts complimented by brushed stainless steel handles. One and half bowl stainless steel sink unit with monobloc tap positioned beneath the window, storage cabinet under and an adjacent integrated dishwasher. Turning work surface incorporates a four ring ceramic hob with matching black glass splashback; twin cavity electric oven beneath with storage cabinets either side. Wall cabinets fitted above are finished with cornice and pelmet featuring under cabinet lighting. Brushed stainless steel cooker hood over the hob. Opposite a peninsula unit features additional storage beneath, wall cabinet over finished with cornice and pelmet featuring under cabinet lighting. Larder unit to one side of the room with an integrated fridge freezer beside. Smooth ceiling with six recessed LED light fittings and heat alarm in the kitchen area and pendant in the dining area, uPVC double glazed doors and window to the rear elevation overlooking the rear garden. Under-floor heating. Door to entrance hall, further door to:

## UTILITY ROOM

7'0" x 5'5" (2.13m x 1.65m)

Smooth ceiling with two recessed LED light fittings, mains powered smoke alarm, uPVC double glazed window to the side elevation, uPVC half glazed door to the rear garden. Fitted matt grey cabinet with shaker style doors and brushed chrome handles beneath a laminate work surface with space and plumbing for washing machine and space for tumble dryer. Extractor fan, power points, mains fuseboard. Under-floor heating. Door opens to the boiler cupboard, the heating is by Air Source Heat Pump.

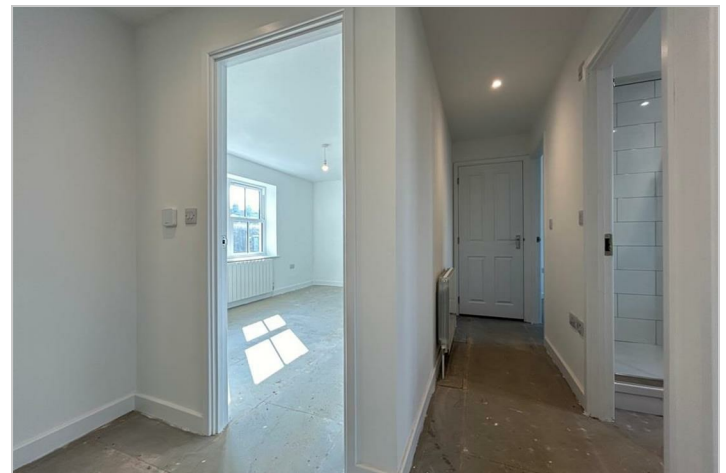
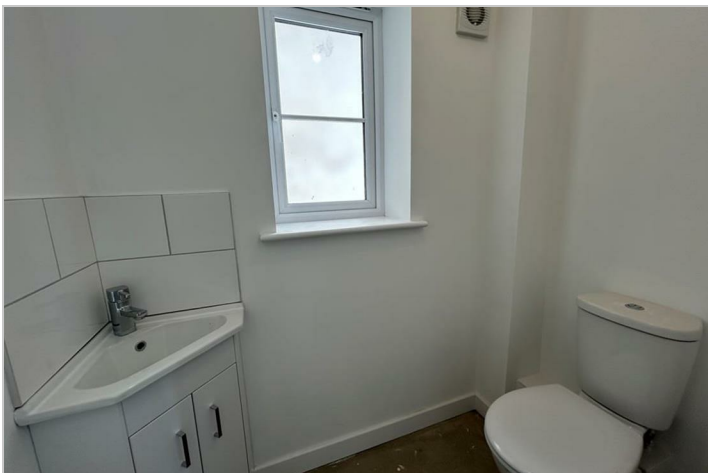
## FIRST FLOOR LANDING

12'2" in length (3.71m in length)

Smooth ceiling with three LED light fittings, mains powered smoke alarm, DOUBLE RADIATOR, double power point.

Tel: 01787 479988





Door at the far end opens to a storage cupboard. Staircase rising to the second floor. Further doors to:

### BEDROOM TWO

14'4" x 10'1" (4.37m x 3.07m)

Smooth ceiling, two uPVC double glazed vertical sliding windows to the front elevation with DOUBLE RADIATOR beneath, four double power points and television aerial socket. Door opens to:

### EN-SUITE SHOWER ROOM

8'8" x 5'10" max (2.64m x 1.78m max)

The white suite comprises corner entry shower cubicle with white tile splash back, close-coupled dual flush WC and vanity wash hand basin with chrome monobloc tap, white tile splash back, wall mirror over and shaver light with socket. Smooth ceiling with three recessed LED light fittings, uPVC double glazed vertical sliding window to the front elevation, extractor fan, and chrome towel radiator.

### BEDROOM THREE

10'2" x 8'7" (3.10m x 2.62m)

Smooth ceiling, uPVC double glazed window to the rear elevation with DOUBLE RADIATOR beneath, three double power points, and television aerial socket.

### BEDROOM FOUR

9'3" x 8'0" (2.82m x 2.44m)

Smooth ceiling, uPVC double glazed window to the rear elevation with DOUBLE RADIATOR beneath, three double power points, and television aerial socket. Door opens to a storage cupboard.

### FAMILY BATHROOM

9'3" x 6'1" (2.82m x 1.85m)

The four piece white suite comprises double ended bath with chrome taps and white tile splash back, corner entry shower cubicle with white tile splash back, close-coupled dual flush WC and vanity wash hand basin with chrome monobloc tap, wall mirror over and shaver light with socket. Smooth ceiling with four recessed LED light fittings, uPVC double glazed window to the rear elevation with privacy glass, and extractor fan.

### SECOND FLOOR LANDING

11'11" x 8'8" (3.63m x 2.64m)

Smooth ceiling with mains powered smoke alarm, dormer to the front with uPVC double glazed window and DOUBLE RADIATOR beneath, one double power point, half landing double glazed window to the side elevation, doors open to:



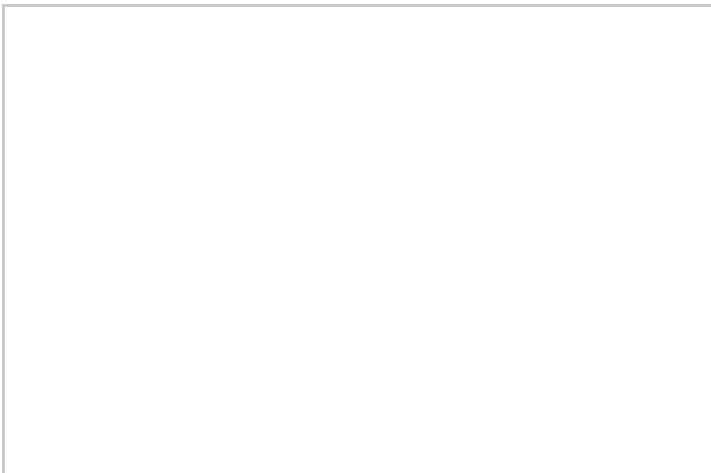
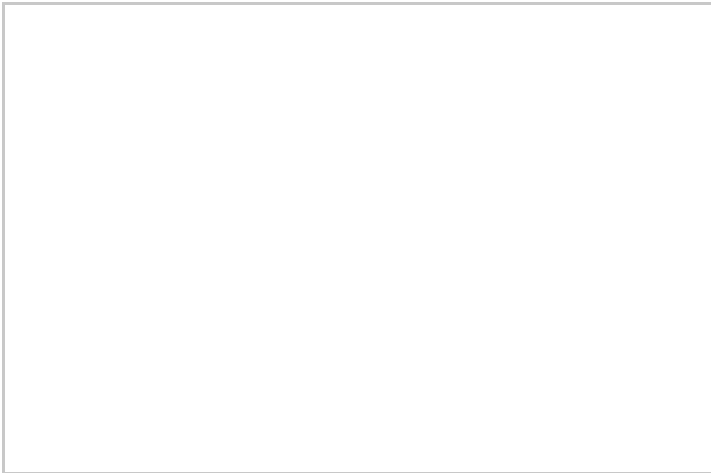
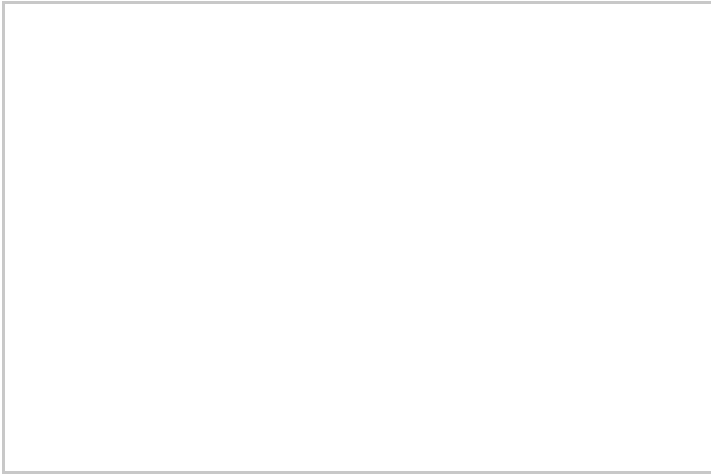
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## PRINCIPLE BEDROOM

14'4" x 9'9" (4.37m x 2.97m)

Smooth ceiling, dormer to the front with uPVC double glazed window and DOUBLE RADIATOR beneath, four double power points, and television aerial socket. Door to:

## EN-SUITE SHOWER ROOM

8'4" x 6'4" (2.54m x 1.93m)

The white suite comprises corner entry shower cubicle with white tile splash back, close-coupled dual flush WC and vanity wash hand basin with chrome monobloc tap, white tile splashback, wall mirror over and shaver light with socket. Smooth ceiling with two recessed LED light fittings, double glazed velux roof window to the rear elevation, extractor fan, and towel radiator.

## BEDROOM FIVE

14'9" x 7'1" (4.50m x 2.16m)

Smooth ceiling, four recessed LED light fittings, two Velux double glazed windows to the rear elevation, DOUBLE RADIATOR beneath, four double power points, and television aerial socket.

## OUTSIDE

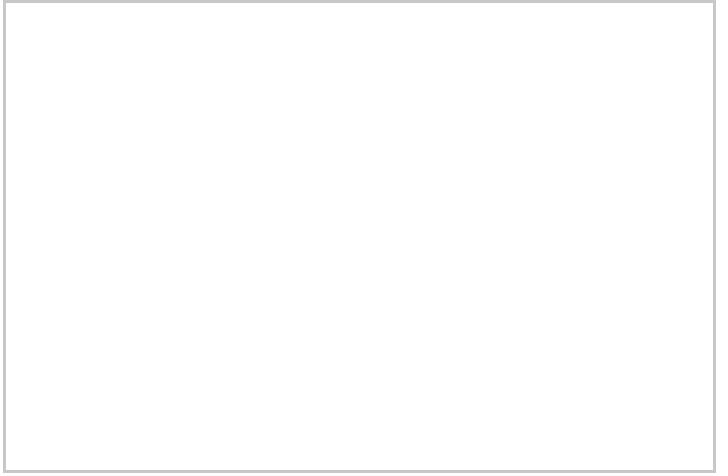
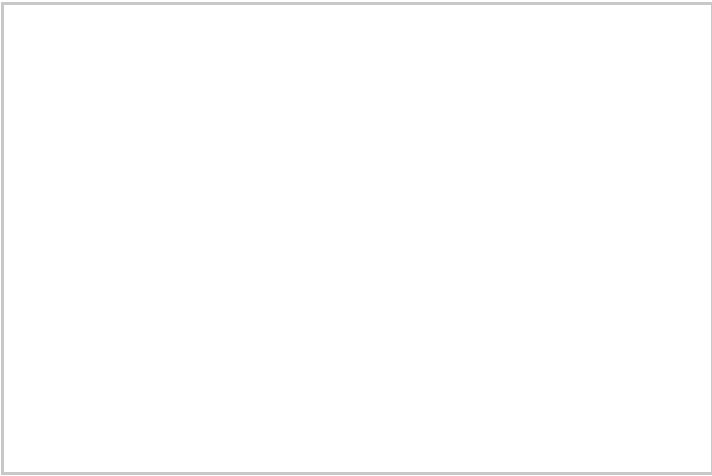
This corner plot benefits from front, side and rear gardens, laid to grass with paved pathway from the front, through the side wooden gate into the rear garden and leading to a patio at the immediate rear and the paved pathway continues down the garden passing the garage courtesy door and leading to the rear garden gate. A detached single garage and driveway are located at the rear of the property and access will be from Kings Road.

## SERVICES

We understand mains electricity and water will be connected to the property. Heating is by Air Source Heat Pump

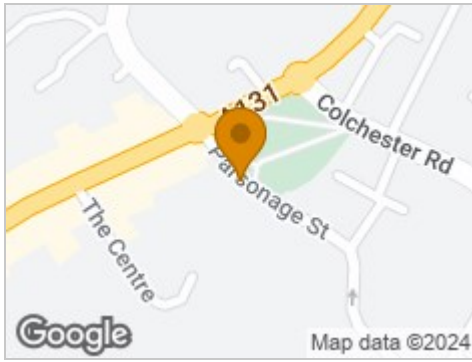
Council Tax Band: tbc.

EPC: tbc





## Road Map



## Hybrid Map



## Terrain Map



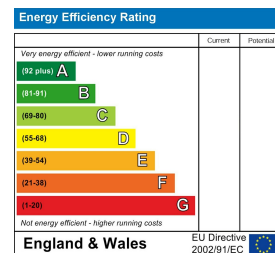
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.