



**SCOTT
MADDISON**



12 Upper Trinity Road

Halstead CO9 1EE

£319,950

Freehold



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The accommodation comprises
Wood grain uPVC entrance door, opens to:

ENTRANCE HALL

Textured ceiling and coving, smoke alarm, dado rail, SINGLE RADIATOR, fitted carpet, telephone socket and power point. Staircase to the first floor with storage cupboard beneath. Courtesy door opens into the garage, further doors lead to:

CLOAKROOM

The white suite comprises low level WC and wash hand basin. Smooth ceiling and coved cornice, tiled surrounds and vinyl flooring.

LOUNGE AREA

14'6" widening to 16'11" x 12'1" (4.42m widening to 5.16m x 3.68m)

Textured ceiling and coved cornice, spot light fitting above the fireplace, sealed unit bay window to the front elevation with DOUBLE RADIATOR beneath, four wall light points, dado rail, power points, telephone socket and television aerial socket. Ornamental fireplace with marble hearth, fitted carpet, wide opening measuring 7'9" (2.36m) to:

DINING AREA

9'9" x 8'7" (2.97m x 2.62m)

Textured ceiling and coved cornice, spot light and centre light fittings, sliding double glazed patio doors open into the rear garden, dado rail, fitted carpet, serving hatch to the kitchen and power points.

KITCHEN

9'11" x 6'3" widening to 9'2" (3.02m x 1.91m widening to 2.79m)

Smooth ceiling and coved cornice, three recessed LED lights, uPVC double glazed window to the rear elevation, one and half bowl white sink unit with mixer tap inset roll edge work surface with cupboard beneath and adjacent space and plumbing for a full size dishwasher, corner fitted larder cupboard. Continuing work surface incorporates an electric

four ring ceramic hob, single cavity Belling electric oven below, adjacent drawer and cupboard units together with a slot-in Indesit fridge. Range of wall units to one side includes two display cabinets and a Whirlpool extractor fan above the hob. Drop leaf section of work surface to one side forms breakfast table. Tiled splashback, power points and vinyl flooring.

UTILITY ROOM

10'3" x 4'7" (3.12m x 1.40m)

Accessed through the garage area, the room features smooth ceiling, ceramic tiled floor, stainless steel sink inset roll edge work surface above open storage cupboard. Wall hung gas boiler. CO2 alarm. Window to the rear elevation and partly glazed door opening to the garden.

FIRST FLOOR

LANDING

Textured ceiling and coved cornice, hatch to the loft space, fitted carpet and power points. Doors open into all rooms.

BEDROOM ONE

12'2" x 11'1" (3.71m x 3.38m)

Textured ceiling and coved cornice, uPVC double glazed window to the rear elevation, SINGLE RADIATOR, fitted carpet and power points.

BEDROOM TWO

15'11" x 8'4" (4.85m x 2.54m)

Textured ceiling and coved cornice, uPVC double glazed window to the front and rear elevations, picture rail, SINGLE RADIATOR, two wall light points, fitted carpet and power points. Fitted wardrobes to one side.

BEDROOM THREE

12'5" x 8'3" (3.78m x 2.51m)

Textured ceiling and coved cornice, uPVC double glazed window to the front elevation with SINGLE RADIATOR beneath, fitted carpet and power points. Door recess 3'11" (1.19m).

Tel: 01787 479988



BEDROOM FOUR

9'5 x 6'7 widening to 9'11 (2.87m x 2.01m widening to 3.02m)

Textured ceiling and coved cornice, uPVC double glazed window to the front elevation, SINGLE RADIATOR, fitted carpet telephone socket and power points.

BATHROOM

8' x 6'10 (2.44m x 2.08m)

The white suite comprises panelled bath with chrome taps, thermostatic shower above, bath side glass screen, pedestal wash hand basin with chrome taps and low level WC. Smooth ceiling, three recessed halogen light fittings, extractor fan, uPVC double glazed window to the rear elevation, tiled walls, SINGLE RADIATOR and vinyl floor covering. Door opens to an airing cupboard.

OUTSIDE

The front garden is laid to lawn with established borders, adjacent driveway provides parking for one car and leads to:-

The rear garden measures 21'1" in depth x 27'9" in width (6.42m x 8.45m) and is defined by wood paneled fencing to all boundaries, a paved patio area for the full width of the garden features a low curving wall with step up to the lawn area, established borders. Outside water tap.

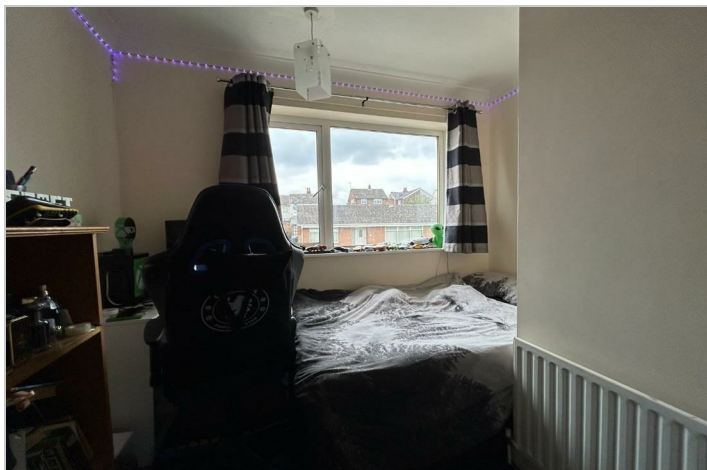
DIRECTIONS

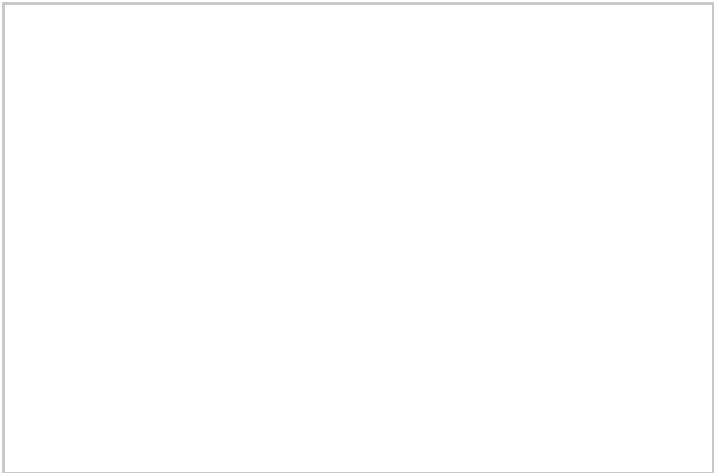
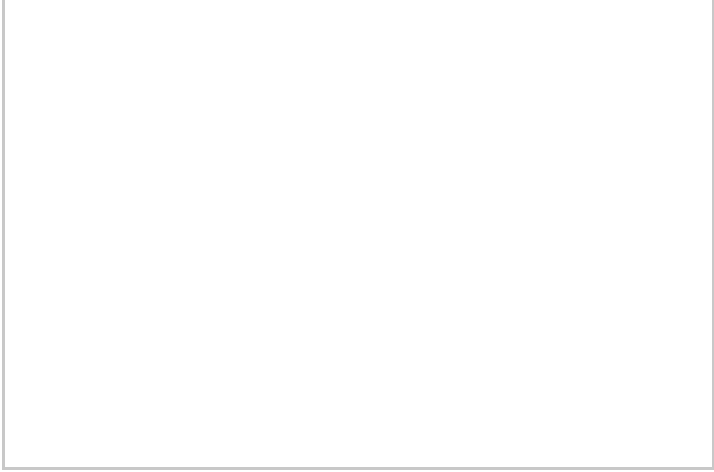
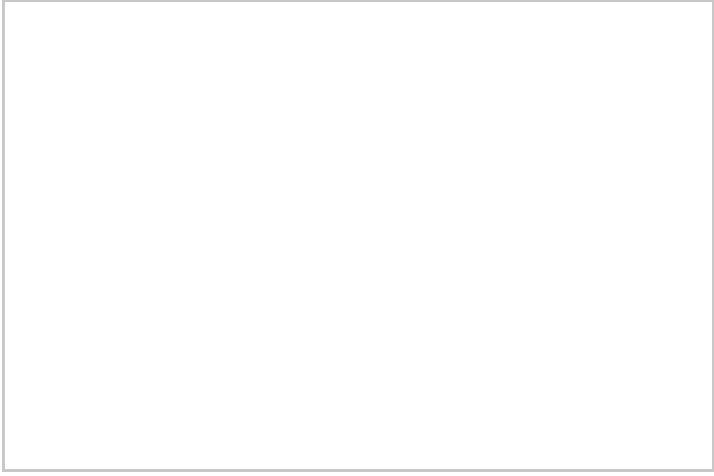
Applicants are asked to leave Scott Maddison and proceed down the High Street, through Bridge Street into Trinity Street, taking the second left hand turning into Trinity Road., follow the road and Upper Trinity Road is on the right hand side, following the road the property is situated on the right hand side.

INTEGRATED GARAGE

depth 12'3" x width 10'6" (depth 3.73m x width 3.20m)

Up and over door to the front elevation, concrete floor, power and light fitted. Door opens to the utility room, further door opens to the entrance hall. Gas and electric meters.





Road Map



Hybrid Map



Terrain Map



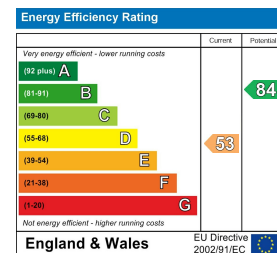
Floor Plan



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.