



**SCOTT  
MADDISON**



## Blossom Cottage 16, Stambourne Road

Toppesfield, Halstead CO9 4DG

Asking Price £320,000

Freehold



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Entrance door to:

## SITTING ROOM

15' x 10' max (4.57m x 3.05m max)

Double glazed window to front. Karndean flooring. Open fireplace with inset multi fuel burner with back boiler providing the central heating system. Understairs storage cupboard. Electric panel heater.

## FITTED KITCHEN

13'1 x 7'2 (3.99m x 2.18m)

Tastefully presented with light fronted units comprising silgranit single drainer sink unit with mixer tap. Sweeping quartz worktop surfaces to both sides, double cupboard under, larder cupboard/storage. Washing machine and dishwasher to remain. Further worktop with Hotpoint induction four ring electric hob, Neff slide and hide oven and grill under, extractor canopy over. Further range of base and wall cupboards. Concealed lighting to worktop surfaces. Hotpoint under counter fridge (to remain) Half glazed door and window connecting to dining room

## DINING ROOM

8'11 x 7'2 (2.72m x 2.18m)

Vaulted ceiling. Karndean flooring. Double glazed window to rear. Door and window to side.

## FIRST FLOOR

### LANDING

Semi vaulted ceiling.

### BEDROOM ONE

14'6 x 9'5 (4.42m x 2.87m)

Double glazed window to front. Ceiling and wall

beams. Original fireplace. Double and narrow wardrobe cupboard. Radiator. Access to loft storage space with lighting insulation and plywood flooring.

## BEDROOM TWO

10'11 x 7' (3.33m x 2.13m)

Double glazed window to rear. Radiator. Ceiling beams.

## BATHROOM

White suite comprising large bath rounded at both ends, low level WC and wash hand basin. Shower cubicle with glass door and electric shower within. Airing cupboard housing the hot water cylinder. Chrome ladder radiator. Further cupboard. Fitted wall mirror with lighting option.

## OUTSIDE

Front low maintenance drive and parking for 2 vehicles. Secure side gate to the immediate approx. 100ft mature garden incorporating fishpond. Various outbuildings and Avery total of 5 sheds, various areas with power and light connected. Mainly laid to lawn with numerous flower and shrub display borders. To the end of this boundary opens to a further lawned paddock measuring approx 0.6 of an acre including wooden perimeter fencing, gardens with magnificent wrap around open aspects. Ride on petrol mower to remain.

## SERVICES

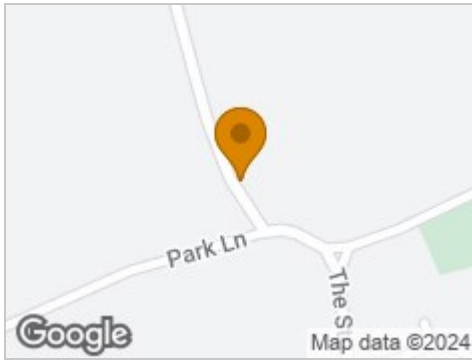
We understand that mains water and electricity are connected to the property with the exception of gas.

COUNCIL TAX BAND: B, £1,564.02 as detailed by Braintree District Council for the year 2023/2024.

Tel: 01787 479988



## Road Map



## Hybrid Map



## Terrain Map



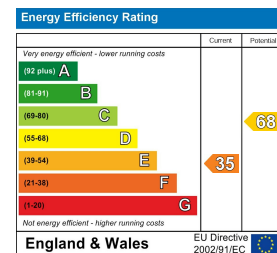
## Floor Plan



## 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



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.