



**SCOTT
MADDISON**



New Build Adj. No. 1 Windmill Road

Halstead CO9 1JL

£375,000

Freehold



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Situated within close distance to Town Centre is this newly built end of terrace family home finished to a high standard with open plan living to the ground floor, two upper floors provide three bedrooms, family bathroom and en-suite shower room. Underfloor heating to the ground floor, bi-fold doors to the rear garden. Off street parking to the front.

Composite entrance door opens to the

ENTRANCE PORCH

UPVC double glazed window to the front elevation fitted with privacy glass. Two outside lights either side of the entrance porch, door and window.

ENTRANCE HALL

18' length x 8'11 width narrowing to 4'4 at far end (5.49m length x 2.72m width narrowing to 1.32m at f)

Vaulted ceiling on entrance with pendant. Double doors to one side house the gas fired boiler with under floor heating manifold and controls. The remainder of the entrance hall features smooth ceiling with three recessed LED light fittings. Stair case rising to the first floor with fitted grey piled carpet. Door opens to a useful storage cupboard beneath. Grey wood grain laminate flooring with under floor heating. Double power point. Door opens to the cloakroom and kitchen.

CLOAKROOM

6'9 x 4'11 (2.06m x 1.50m)

The white suite comprises of a close coupled dual flush WC and a wide vanity wash hand basin with chrome monobloc tap; pop up waste; and grey laminate splashback. Smooth ceiling with two recessed LED light fittings. Extractor fan. UPVC double glazed window to the side elevation with privacy glass. Grey wood grain laminate flooring continues from the entrance hall with under floor heating.

OPEN PLAN LIVING/DINING AREA

27'4 length x 10'2 width (8.33m length x 3.10m width)

Having a double aspect with UPVC double glazed window to the front elevation and three bi-folding double glazed doors opening to the rear garden. Smooth ceiling with two light pendants. Five double power points. Blanking socket designed for a TV aerial connection positioned for a wall mounted television in the sitting area. Grey wood grain laminate flooring with under floor heating. Wide opening measuring 13'9 to the kitchen area at the far end.

KITCHEN AREA

13'10 x 9'6 (4.22m x 2.90m)

Semi vaulted ceiling to the rear elevation with four recessed LED light fittings. The remainder of the kitchen area has a smooth ceiling with four further recessed LED light fittings and a mains powered heat alarm. The kitchen is finished to a high standard with matt dark grey cabinets having a streamlined door finish with finger grip for both base and wall cabinets. Grey marble square edge work surface compliments the cabinets. A one and a half bowl sink unit finished in grey with brushed chrome tap, beneath a full sized integrated dishwasher and adjacent cupboard. Turning work surface to one side incorporates a wide five ring Bosch induction hob with two deep pan storage drawers beneath. Cupboards either side. Adjacent oven housing unit incorporates a Bosch single cavity electric oven and a separate Bosch combination microwave/oven. Pan storage cupboards above and below. Adjacent and integrated fridge freezer to the far end. Wall cabinets over are finished with cornice and pelmet and incorporate an integrated extraction hood over the hob. Opposite a peninsular unit provides an entertaining area into the dining space with recess for stools and incorporates an integrated washing machine, adjacent pull out two deep storage bins for separating waste, further base storage cupboards beside.

Tel: 01787 479988



Power points. UPVC double glazed window over looking the rear garden.

LANDING

5'9 x 7'9 (1.75m x 2.36m)

Smooth ceiling, two recessed LED light fittings, mains powered smoke alarm, fitted grey piled carpet and a UPVC double glazed window to the side elevation with privacy glass. Doors open to

BEDROOM TWO

13' x 9'4 (3.96m x 2.84m)

Smooth ceiling, UPVC double glazed window to the front elevation with double radiator beneath. Four double power points. Blanking socket designed for a TV aerial connection positioned for a wall mounted television with power point beside. Fitted grey piled carpet.

BEDROOM THREE

11'1 x 10'4 plus door recess of 3'1 x 2'11 (3.38m x 3.15m plus door recess of 0.94m x 0.89m)

Smooth ceiling, UPVC double glazed window to the rear elevation with double radiator beneath. Four double power points. Blanking socket designed for a TV aerial connection positioned for a wall mounted television with power point beside. Fitted grey piled carpet.

FAMILY BATHROOM

9' x 6'7 widening to 7'9 (2.74m x 2.01m widening to 2.36m)

The white suite comprises of a double ended bath with chrome mixer taps incorporating a shower hose and head attachment. Close coupled dual flush WC. Vanity wash hand basin with chrome mixer tap and pop up waste and a touch control illuminated mirror over. Separate shower cubicle to one side features fixed glass pane and bi-fold entry door with a Mira thermostatic chrome shower and fixed drencher head above. Matt grey marble effect wall tiles and granite effect floor tiles. Smooth ceiling with four recessed LED light fittings. Extractor fan. UPVC double glazed window to the rear elevation with privacy glass.

BEDROOM ONE ENTRANCE

6'4 narrowing to 3' x 5'11 (1.93m narrowing to 0.91m x 1.80m)

Smooth ceiling with two recessed LED lights, UPVC double glazed window to the front elevation, fitted grey piled carpet, and stair case rising to the second floor







BEDROOM ONE

14'3 x 19'8 narrowing to 12'3 (4.34m x 5.99m narrowing to 3.73m)

Smooth ceiling with decreasing head height to both front and rear elevations, five recessed LED light fittings and a mains powered smoke alarm. Two wide double glazed Velux windows to the rear elevation with distant views. Six double power points, double radiator and fitted grey piled carpet. Three doors open to eaves storage cupboards. Blanking socket designed for a TV aerial connection positioned for a wall mounted television with power point beside. Door opens to

EN-SUITE SHOWER ROOM

7'1" x 4'8" max (2.16m x 1.42m max)

The white suite comprises of shower cubicle with Mira thermostatic shower valve. Vanity wash hand basin with chrome mixer tap and pop up waste. Close coupled WC with concealed dual flush toilet cistern. Smooth ceiling with decreasing head height to the rear elevation, two recessed LED light fittings and an extractor fan. Wide double glazed Velux window to the rear elevation. Chrome towel radiator. Matt grey marble effect wall tiling and granite floor tiling.



OUTSIDE (FRONT)

The front garden is set aside to block paving and provides off street parking, block paved pathway leads to the entrance door and wooden picket fencing to one neighbouring side, low walling to the other. Wooden fence to the side with gate opening to the rear garden.



OUTSIDE (REAR)

The rear garden is 'L' shaped in design and wraps around the property with paved pathway leading from the side gate around to the rear patio. Outside lights and power sockets. The garden is laid to grass and all sides are defined by wooden fencing. The side garden area measures 38ft in depth x 15ft in width; and the rear garden measures 38ft in width x 29ft (max) in depth. NOTE, there is foot and barrow access from neighbouring properties to the immediate rear.

SERVICES

There is provision for an Electric Car Charger.

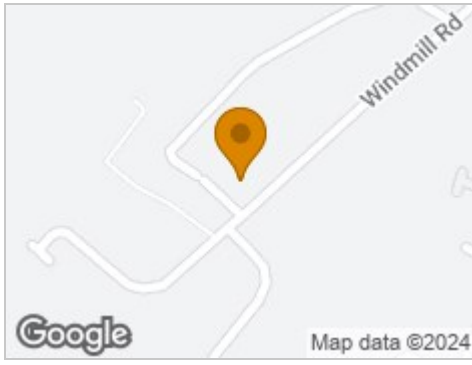
COUNCIL TAX BAND: tbc.

EPC: tbc.

SERVICES We understand from the Vendor that electricity, gas, water and drainage are connected to the property.



Road Map



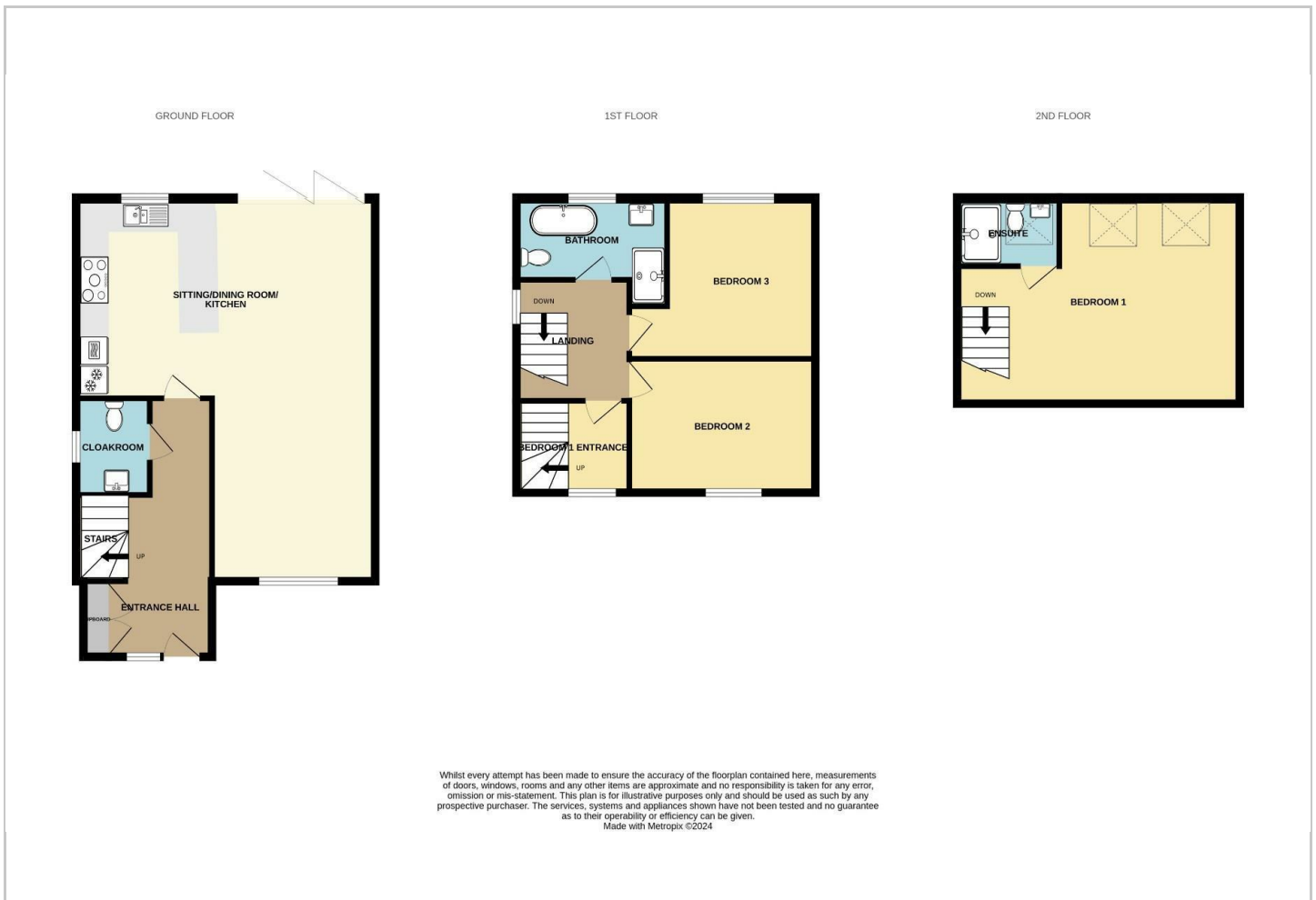
Hybrid Map



Terrain Map



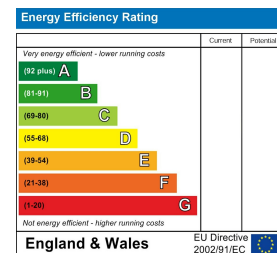
Floor Plan



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.