



**SCOTT  
MADDISON**



## 6 Station Road

Sible Hedingham CO9 3QA

Guide Price £500,000

Freehold





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Entrance door to:

## LOBBY

Leading to:

## ENTRANCE HALL

Stairs rise to the first floor. Double glazed window to front.

## BEDROOM TWO

16'9 x 13'1 (5.11m x 3.99m)

Double glazed window to front.

## BATHROOM

Comprising panelled bath with shower over, low level WC and wash hand basin. Window to side and front. Radiator.

## SNUG

10'8 x 8'6 (3.25m x 2.59m)

## KITCHEN

16'4 x 6'11 (4.98m x 2.11m)

Comprising stainless steel one and a half bowl single drainer sink unit with worktop surfaces to both sides. Base units. Further worktops. Cooker to remain. Recess and plumbing for washing machine. Two windows to side.

## LOUNGE

14'1 x 10'6 (4.29m x 3.20m)

Window to side. Double radiator.

## GARDEN ROOM

20'4 x 6'8 (6.20m x 2.03m)

UPVC construction. Window to rear and side. Door to garden.

## FIRST FLOOR

### LANDING

Window to side. Radiator. Turning stairs rise to the second floor landing.

### SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle. Double glazed window to front. Radiator.

### BEDROOM ONE

16'8 x 1'31 (5.08m x 0.30m)

Bay window to front. Radiator. Two windows to side.

### BEDROOM THREE

14' x 10'6 (4.27m x 3.20m)

Double glazed window to rear.

### UTILITY ROOM

10'9 x 8'7 (3.28m x 2.62m)

Double glazed window to rear. Radiator.

## SECOND FLOOR LANDING

### RECEPTION ROOM

16'4 x 9'4 (4.98m x 2.84m)

Double glazed window to front. Radiator. Connecting door to:







## BEDROOM FOUR

11'10 x 9'4 (3.61m x 2.84m)

Double glazed window to rear.

## OUTSIDE

The property enjoys a mature plot measuring approx. 160ft in depth x 52ft. Screened to the front with mature garden and hedging. Pedestrian access to both sides lead to the rear. Sweeping patio terrace. Mature rear garden with various flower and shrub display borders and raised flowerbeds and raised vegetable boxes. DETACHED GUEST HOUSE/GAMES ROOM/STUDIO, (accommodation to ground floor only) that has endless potential and options subject to planning consent. The building includes a bedroom, kitchen/lounge and shower room. To the left hand boundary there is vehicular access at all times and double gates providing off road parking within the rear boundary.

## SERVICES

We understand that mains electricity, water and gas are connected to the property.







## Road Map



## Hybrid Map



## Terrain Map



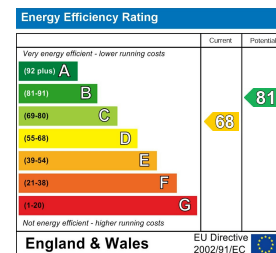
## Floor Plan



## 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



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