



**SCOTT
MADDISON**



5 Poplar Close

Great Yeldham CO9 4HA

£263,000

Freehold



5 Poplar Close

Great Yeldham CO9 4HA

£263,000



Half glazed UPVC entrance door to utility/porch.

UTILITY/PORCH

9'3 x 6' (2.82m x 1.83m)

Double glazed window to front. Plumbing for automatic washing machine. Work top. Half glazed door and window to kitchen/diner.

KITCHEN/DINER

11'7 x 9'4 (3.53m x 2.84m)

Comprising stainless steel one and a half bowl single drainer sink unit with work top surface, base and wall cupboards. Electric hob, oven and grill. Double radiator.

INNER HALL

Access to the loft space. Airing cupboard.

BEDROOM ONE

10'8 x 10'1 (3.25m x 3.07m)

Double glazed window to front. Radiator. Built in wardrobe cupboards plus further built in double wardrobe.

BEDROOM TWO

9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Suite comprising shower cubicle. Sliding doors. Low level WC. Wash hand basin. Tiled walls. Double glazed window to side.

LOUNGE

14'10 x 11'7 (4.52m x 3.53m)

Radiator. Electric fire. Double doors to

CONSERVATORY

7' x 6'2 (2.13m x 1.88m)

UPVC double glazed construction. Door to garden.

OUTSIDE

The rear garden extends to approximately 45' in depth, being of low maintenance. Sweeping patio to the immediate rear, lawned area beyond, various flower and shrub display borders, enclosed by wooden fencing to both sides. Timber garden shed. There is a stream adjacent to the rear boundary. Shared side access leads to the front low maintenance garden area and path to the main entrance.

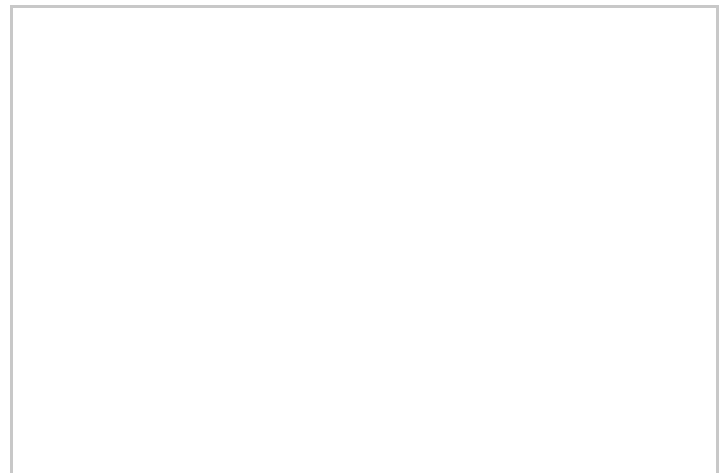
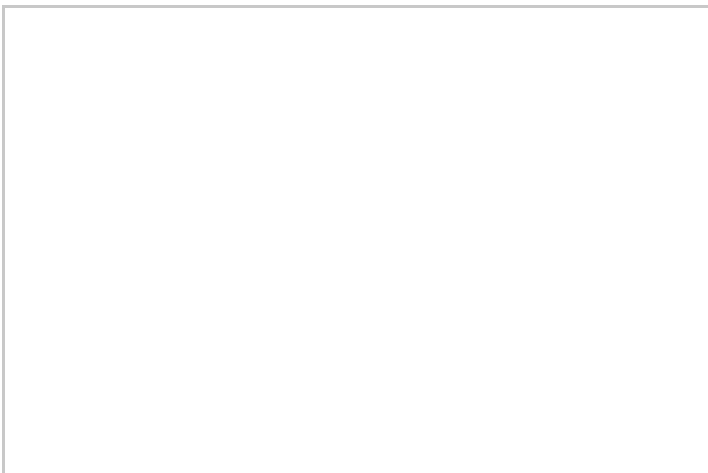
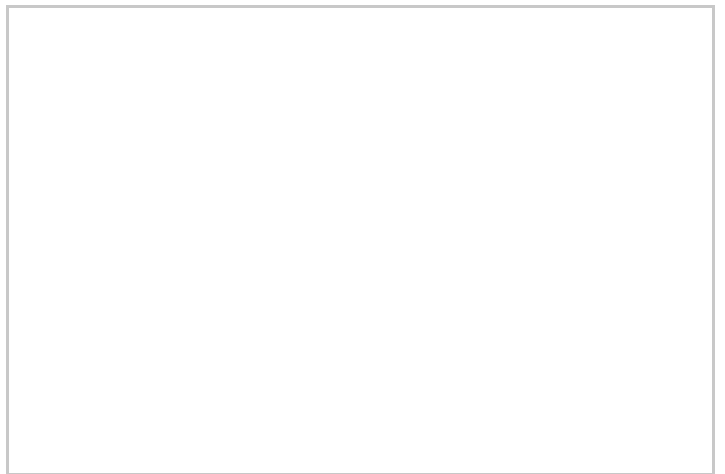
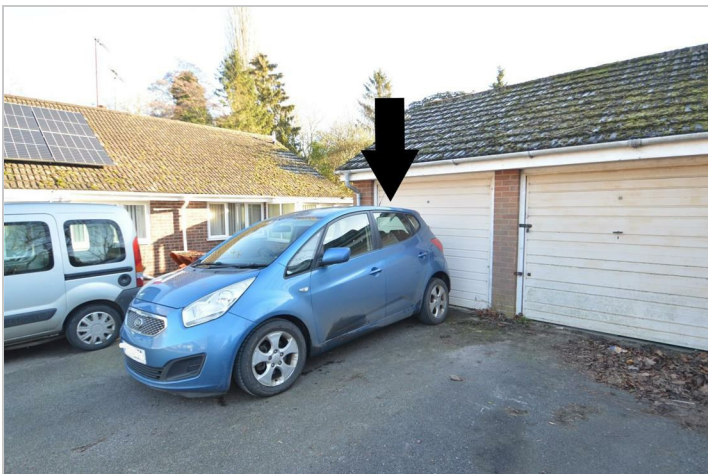
GARAGE

Single garage in block with up and over door, parking adjacent.

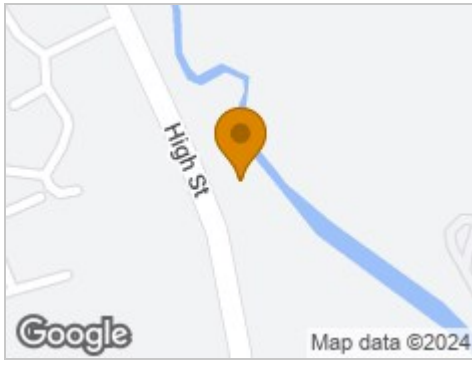
SERVICES

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

Council Tax band B.



Road Map



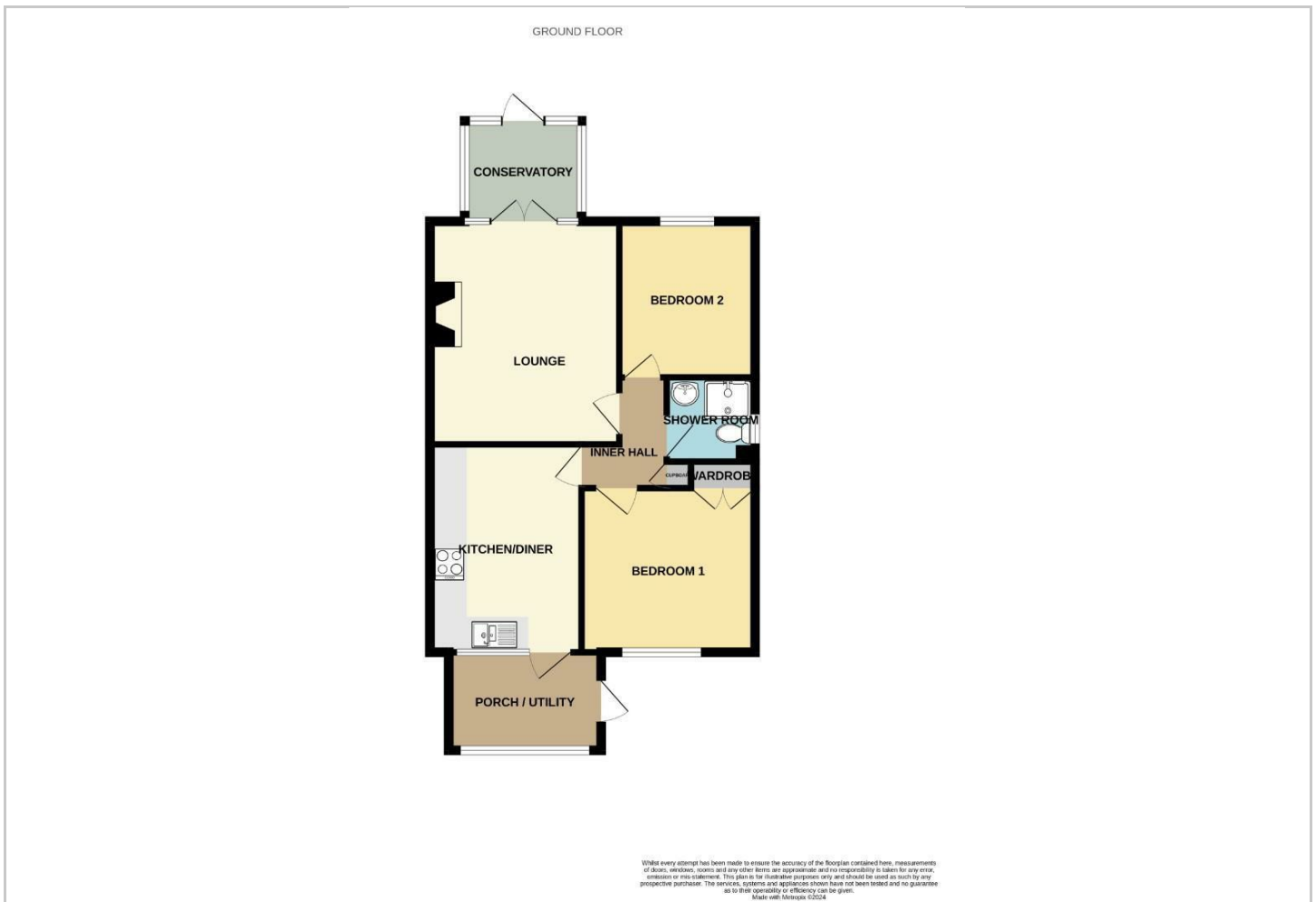
Hybrid Map



Terrain Map



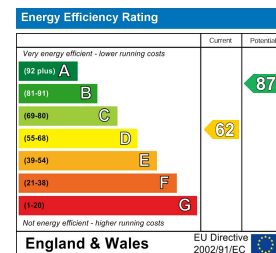
Floor Plan



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.