



**SCOTT
MADDISON**



33 Dooley Road

Halstead CO9 1JW

Price £259,995

Freehold



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Situated to the fringe of the town, SCOTT MADDISON are delighted to bring to the market for sale this two bedroom semi detached home. Situated in a walk way location, benefitting from open plan kitchen/diner, cloakroom and 52' long rear garden. No onward chain. Viewing is advised.

Half glazed UPVC entrance door opens into

ENTRANCE PORCH

4'2 x 3'4 (1.27m x 1.02m)

UPVC double glazed window to the side elevation. Ribbed door mat. Half glazed wooden door with privacy glass opens into the

ENTRANCE HALL

13'8 x 5'10 max (4.17m x 1.78m max)

Textured ceiling. UPVC double glazed window to the front elevation with fitted vertical blind. Stair case rising to the first floor with fitted carpet and open recess beneath for storage. Double radiator. Power points. Telephone socket. Wood vinyl flooring. Door to storage cupboard with shelf and gas meter. Further doors to

CLOAKROOM

3'5 x 2'5 (1.04m x 0.74m)

The white suite comprises of a close coupled dual flush WC, wash hand basin with tiled splashback and chrome taps. Smooth ceiling. Room sealed light fitting. Extractor fan. Electric fuse board. Vinyl flooring.

SITTING ROOM

13'3 x 10'3 (4.04m x 3.12m)

Wide UPVC double glazed window to the rear elevation overlooks the rear garden. Textured ceiling and coved cornice. Double radiator. Power points. Television aerial socket and cables from an external satellite dish. Fitted carpet.

KITCHEN DINING ROOM

19'7 x 7'6 (5.97m x 2.29m)

Having a dual aspect, this room features UPVC double glazed window to the front elevation. UPVC double glazed window to rear in the dining area, overlooking the rear garden. The fitted kitchen features a deep stainless steel sink unit with chrome mixer tap inset a wood block effect roll edge work surface. White cabinet beneath. Adjacent space and plumbing for washing machine. Turning work surface to one side incorporates a four ring ceramic hob with twin cavity Blomberg oven beneath. Wide three drawer unit to one side. Further storage cupboard to the opposite side. Recess for two appliances. Tiled splashback. Power points. Wall cabinets to one side feature an integrated extractor fan over the hob. To the far end of the room space is provided for table and chairs. Double radiator. Floor to ceiling built in cabinet to one side, shelved. Door to the far end opens into the rear lobby. Vinyl flooring.

REAR LOBBY

9'8 x 3'3 (2.95m x 0.99m)

Textured ceiling, two light fittings. Useful storage area to one side. Shelving. Vinyl flooring. UPVC double glazed door opens to the rear garden with privacy glass.

FIRST FLOOR LANDING

16'4 x 2'11 (4.98m x 0.89m)

Textured ceiling. Smoke alarm. Fitted carpet. Doors to the airing cupboard with slatted shelving. Door to the boiler cupboard with a wall hung Vaillant gas boiler. Further doors to

BEDROOM ONE

13'5 x 10'3 (4.09m x 3.12m)

Textured ceiling with wide UPVC double glazed window to the rear elevation. Single radiator beneath. Fitted carpets. Power points. Two mirror sliding doors to one side of the room open to a built in wardrobe.

Tel: 01787 479988



BEDROOM TWO

10'11 x 8'6 (3.33m x 2.59m)

Textured ceiling and coved cornice. UPVC double glazed window to the rear elevation. Fitted carpet. Power points. Double radiator. Door opens at the far end to a built in storage cupboard.

BATHROOM

8'4 x 4'9 (2.54m x 1.45m)

The white suite comprises enamel bath with separate chrome taps. Chrome wall mounted thermostatic shower valve over the bath. Glass bath side screen. Pedestal wash hand basin. Smooth ceiling. UPVC double glazed window to the front elevation with privacy glass. Fully tiled walls. Double radiator. Two door mirrored cabinet. Vinyl flooring.

SEPARATE WC

5'9 x 2'6 (1.75m x 0.76m)

The white suite comprises of a close coupled dual flush WC. Textured ceiling. UPVC double glazed window to the front elevation with privacy glass. Single radiator. Vinyl flooring.

OUTSIDE (FRONT)

The garden is predominantly laid to grass with planted border beneath the kitchen window. Pathway leads down to the entrance porch with planted bed beside. Shared pathway with the adjoining property leads to the rear garden gate.

OUTSIDE (REAR)

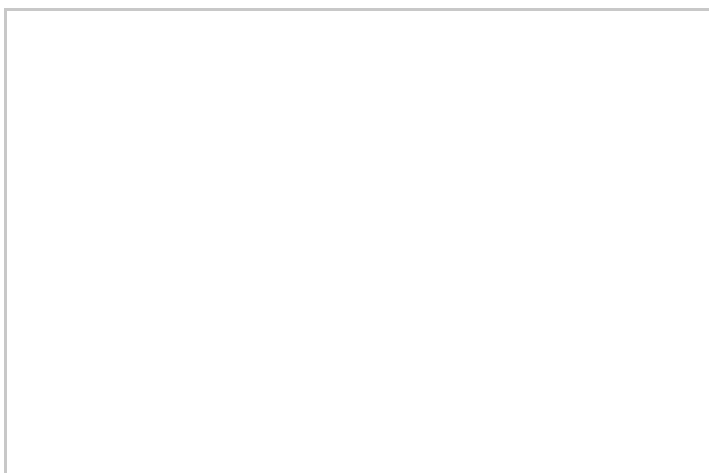
52'7 x 24'10 (16.03m x 7.57m)

Featuring a paved patio to the immediate rear. Pathway from the side gate. The garden is predominantly laid to lawn with borders down both neighbouring sides which are defined by wooden fencing and chain link at the far end. Raised timber decking to the end of the garden with wooden shed beside.

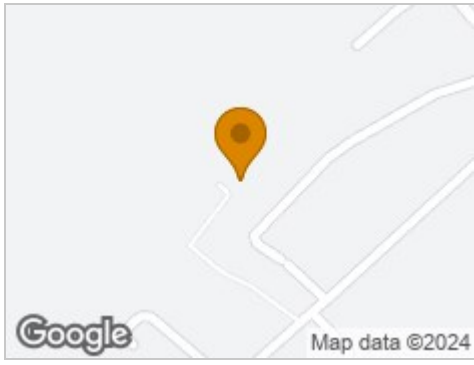
SERVICES

We understand from the vendor all mains services are connected to the property, however, we have not verified connection.

COUNCIL TAX BAND: B.



Road Map



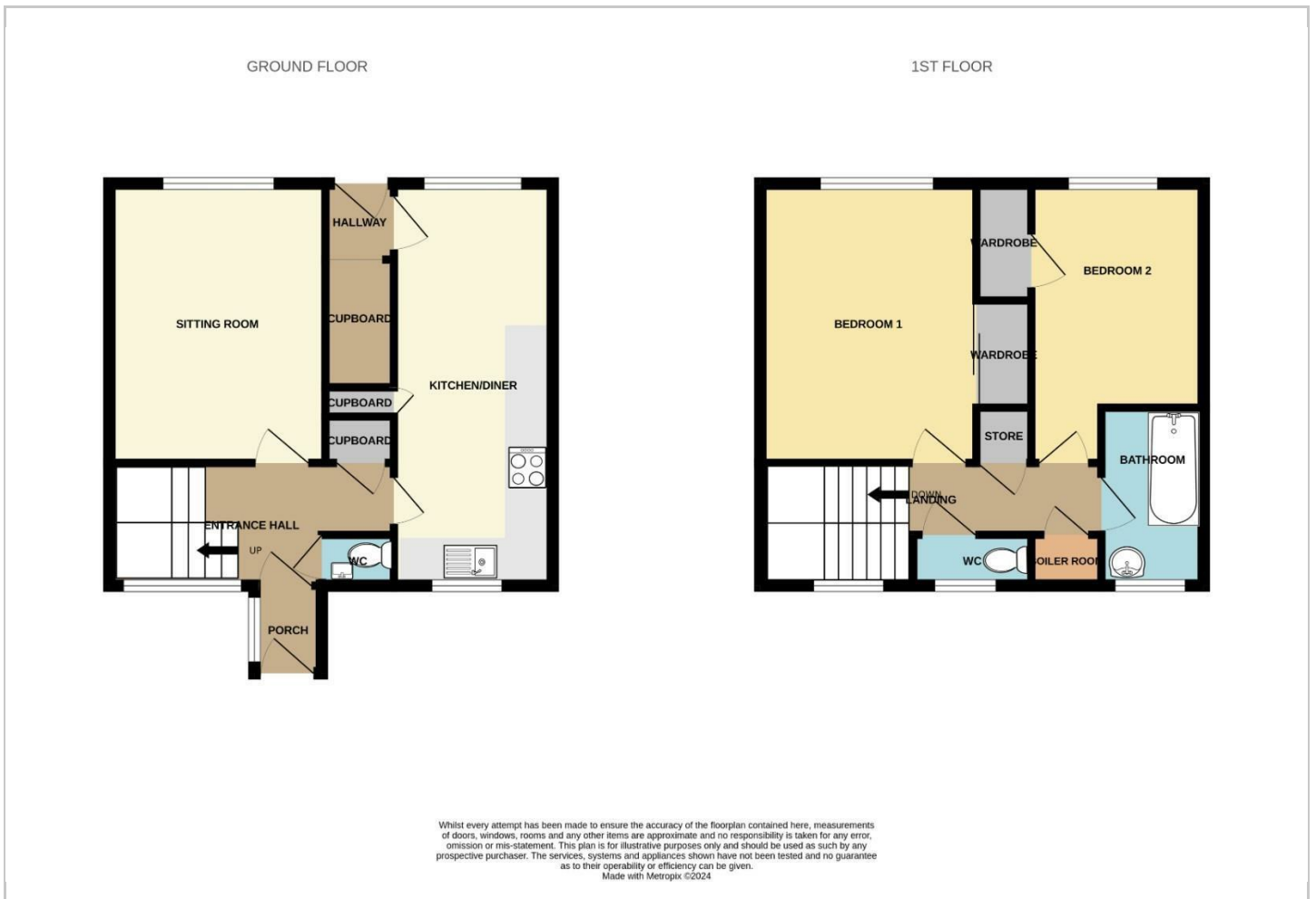
Hybrid Map



Terrain Map



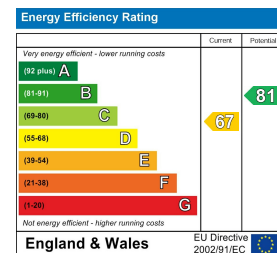
Floor Plan



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.