



**SCOTT
MADDISON**



15 Highfields

Halstead CO9 1NH

£330,000

Freehold



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SCOTT MADDISON are delighted to be appointed as the Vendor's chosen Sole Agent and bring to the market for sale for the first time since the property was constructed in 1968, this three bedroom semi detached family home. The property benefits from no onward chain and viewing is highly recommended, as the property is situated on the southern side of town.

Half glazed UPVC entrance door with privacy glass pane opens to the

PORCH

5'8 x 3'1 (1.73m x 0.94m)

Smooth ceiling. UPVC double glazed window to the front elevation. Ceramic tiled floor. Wooden door with privacy glass and side light with matching glass opens to

ENTRANCE HALL

14'11 x 5'10 (4.55m x 1.78m)

Textured ceiling and coved cornice. Fitted piled carpet. Stair case leading to the first floor. Power points,. Telephone socket. Electric night storage heater. Door opens to the under stair cupboard. Further doors lead to

SITTING ROOM

14'5 x 12' (4.39m x 3.66m)

Chimney breast to one side of the room is the focal point with open coal fire, recess either side. Smooth ceiling and coved cornice. Double glazed aluminium window to the front elevation. Fitted carpet. Power points. Electric night storage heater.

DINING ROOM

9'11 x 8'11 (3.02m x 2.72m)

Textured ceiling and coved cornice. Single glazed window to the rear elevation opens into the conservatory. Power points. Fitted carpet. Electric night storage heater.

KITCHEN

10'6 x 8'10 (3.20m x 2.69m)

Smooth ceiling. Single glazed window to the rear elevation opening into the conservatory with half glazed door beside. The fitted kitchen features one and a half bowl stainless steel sink unit with chrome monoblock tap inset roll edge work surface with wooden fronted cabinets. Tiled splashback. Opposite the roll edge work surface features further drawer and cupboard units beneath, recess for electric slot in cooker, wall cabinets over provide additional storage space. Cornice and pelmet. Door opens to a pantry with four tier shelving.

CONSERVATORY

17'6 x 6' (5.33m x 1.83m)

Polycarbonate roof. UPVC double glazed windows to the rear elevation overlooking the rear garden with double doors opening to a patio terrace. Further half glazed door with privacy glass opens to the car port. Roll edge work surface to one side with recess for fridge, washing machine and tumble dryer beneath. Power points.

FIRST FLOOR LANDING

9'5 x 5'10 overall (2.87m x 1.78m overall)

Textured ceiling and coved cornice. Hatch to the loft space. Aluminium double glazed window to the side elevation. Door to airing cupboard with hot water cylinder and shelving. Fitted carpet. Further doors to

BEDROOM ONE

12'2 x 10'1 plus door recess (3.71m x 3.07m plus door recess)

Textured ceiling and coved cornice. Wide aluminium double glazed window to the front elevation. Power points and fitted carpet. Sealed chimney breast to one side with recess either side. Sliding doors to fitted cupboard with clothes rail.



BEDROOM TWO

12'2" narrowing to 10'1" x 10' (3.71m narrowing to 3.07m x 3.05m)

Textured ceiling and coved cornice. Double glazed window to the rear elevation. Fitted carpet. Power points. Door to fitted wardrobe.

BEDROOM THREE

7'10" x 9'3" narrowing to 6'11" (2.39m x 2.82m narrowing to 2.11m)

Textured ceiling. Aluminium double glazed window to the front elevation. Power points. Fitted carpet. Door to shelved cupboard.

SHOWER ROOM

7'11" x 5'5" (2.41m x 1.65m)

The white suite comprises of a shower cubicle with corner entry doors. Chrome thermostatic shower valve. Vanity wash hand basin with chrome lever tap and a dual flush close coupled WC. Smooth ceiling with four recessed LED light fittings. Extractor fan. Two aluminium double glazed windows to the rear elevation, each with privacy glass. Tiled surrounds. Vinyl flooring. Electric towel rail ladder radiator.

OUTSIDE (FRONT)

The front garden is mainly set aside to grass with pathway leading to the entrance door. Driveway provides off street parking leading to the car port. Car port is 28' in length with a plastic roof, open to one side, and is connected to the garage at the far end. The single garage is 16'3" x 8'3" with up and over door to the front elevation, concrete floor. Power and light connected. Glazed window to rear.

OUTSIDE (REAR)

56' in depth (17.07m in depth)

The garden is predominantly set aside for growing vegetables with greenhouse and useful storage tool shed at the far end. Two dog kennels with a run and coal bunker. Patio to the immediate rear of the property is screened by trellis and provides an ideal entertaining area. Outside water tap.

SERVICES

We understand mains electricity, water and drainage area connected to the property. There is no gas connection at the present time. However, we have not verified connections.

COUNCIL TAX BAND: C; £1,784.96 as detailed by Braintree District Council for the year 2023/2024.



Road Map



Hybrid Map



Terrain Map



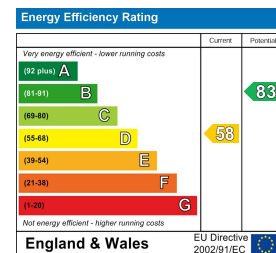
Floor Plan



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.