



**SCOTT  
MADDISON**



## 4 Camoise Close

Toppesfield CO9 4DX

£440,000

Freehold





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£440,000



Wooden entrance door with two double glazed privacy glass units, opening to:

## ENTRANCE HALL

Smooth ceiling and coved cornice, an L-shaped hallway providing access to all rooms, three light fittings, uPVC double glazed window to the side elevation, SINGLE RADIATOR, fitted carpet and power points. Half glazed double doors open to the spacious sitting / dining room, further two panel doors to:

## SITTING / DINING ROOM

A spacious room with triple aspect having uPVC double glazed windows to the front and side elevations and uPVC double glazed patio door opening to the enclosed rear garden. Four ceiling lights, chimney breast to one side of the room with fitted cast iron wood burning stove, three DOUBLE RADIATORS, fitted carpet and power points. Door to useful storage cupboard to the far side of the room which houses the fuseboard and solar panel box, shelving and SINGLE RADIATOR, fitted carpet and light fitting.

## EAT-IN KITCHEN

The fitted kitchen has a range of cabinets and drawers along one side of the room with an integrated full size dishwasher, range of wall cabinets over feature under cabinet lighting, turning work surface to the far end with a round stainless steel sink unit with monobloc tap and cabinet beneath, uPVC double glazed window provides a view of the rear garden, uPVC double glazed door opening to the garden. Further roll edge work surface on entry to the kitchen provides cabinets beneath and an illuminated display cabinet above with glass shelves. A gas range cooker is fitted to the far

side of the room with fridge to one side and cabinet to the other, work surface over each and two further wall cabinets have under pelmet lighting. Black cooker hood over the range cooker. Smooth ceiling with seventeen recessed lights, coved cornice, tile splash backs, brushed stainless steel power points, recess for fridge freezer beside the sealed chimney breast, Karndean flooring and SINGLE RADIATOR.

## BEDROOM ONE

Situated to the back of the bungalow, the bedroom benefits from three floor to ceiling sliding panel doors to a built-in wardrobe with dressing table and drawers beside. Smooth ceiling and coved cornice, uPVC double glazed window to the rear elevation, SINGLE RADIATOR beneath, fitted carpet and power points.

## BEDROOM TWO

Smooth ceiling and coved cornice, wide uPVC double glazed window to the front elevation with SINGLE RADIATOR beneath, fitted carpet and power points.

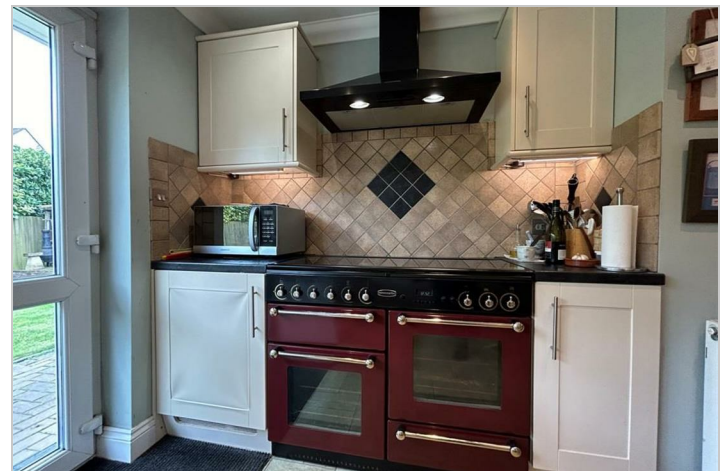
## BEDROOM THREE

Smooth ceiling and coved cornice, uPVC double glazed window to the front elevation with SINGLE RADIATOR beneath, fitted carpet and power points.

## SHOWER ROOM

Finished to high standard, the re-fitted white suite comprises walk-in shower cubicle with fixed glass screen, chrome thermostatic shower valve, pull down white seat, concealed dual flush toilet cistern, wash hand basin with chrome monobloc tap, fitted storage cabinets beneath a roll edge work surface. Smooth ceiling with four recessed LED light fittings, fully tiled







walls, chrome ladder radiator and uPVC double glazed window to the side elevation with privacy glass. Fitted carpet.

### OUTSIDE (Front)

The bungalow has a wide frontage to the footpath with brick piers on the boundary, mainly laid to lawn with inset shrubs to one side, driveway to the opposite side provides off street parking for two-three cars and leads alongside the bungalow to a detached garage, with wrought iron gates opening to the rear garden. Fencing with a wrought iron gate on the opposite of the bungalow, opens into the rear garden.. Neighbouring sides are defined by wood panelled fencing.

### OUTSIDE (Rear)

The enclosed rear garden is defined to wood panelled fencing to the neighbouring sides and rear boundary. A block paved pathway is situated to the immediate rear of bungalow with pathway leading to the garage and beyond to the covered storage area behind and continues to the far side where it widens to form a patio area. The garden is mainly laid to grass with two raised dormant planting areas with sleeper borders and stone surround. A covered storage area behind the garage has electric light fitted, the oil storage tank is situated here under cover. An awning is attached to the elevation. 16 roof mounted solar panels are situated to the rear of the bunaglow. A greenhouse is located alongside the bungalow with loose stone area behind.

### DETACHED GARAGE

Up and over door to front, concrete floor, power and light connected. Window to the rear elevation. Courtesy door to the side.

### SERVICES

We understand that mains electricity, water and drainage are connected to the property, however, we have not verified connections. There is not a mains gas supply to the village, the gas range cooker is fed by external gas bottles.

Council Tax Band E







## Road Map



## Hybrid Map

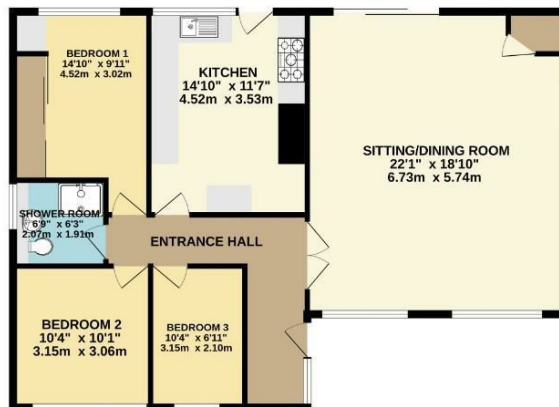
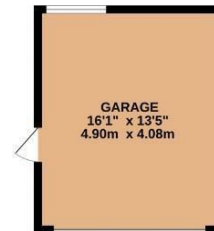


## Terrain Map



## Floor Plan

GROUND FLOOR  
1244 sq.ft. (115.5 sq.m.) approx.

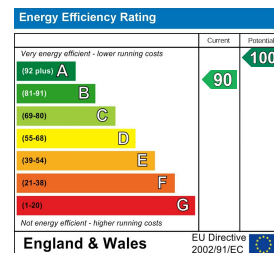


TOTAL FLOOR AREA - 1244 sq.ft. (115.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they will be installed. Made with floorplan 6/2024

## 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.