



**SCOTT  
MADDISON**



## 17 Gardeners Road

Halstead CO9 2JU

Guide Price £340,000

Freehold



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UPVC double glazed entrance door with two privacy glass panes and fixed privacy glass sidelight opening into the:

## ENTRANCE HALL

6'6 x 6'1 (1.98m x 1.85m)

Smooth ceiling. UPVC double glazed window to front elevation with privacy glass. Wood flooring. Staircase rises to the first floor with fitted carpet. Radiator. Door to:

## LOUNGE/DINER

17'11 x 10'1 (5.46m x 3.07m)

Having a double aspect the room features UPVC double glazed window to front and rear elevations. Chimney breast to one side of the room with York stone fireplace incorporating hearth and mantle, recess either side. Coved cornice and two light pendants. Wooden floor. Radiator. Further double radiator. Wooden door opens to:

## KITCHEN

12'3 x 8'1 (3.73m x 2.46m)

UPVC double glazed window to rear elevation overlooking the rear garden. Single bowl single drainer sink unit with monobloc tap, inset a roll edge work surface with solid timber door and drawer fronts. Space and plumbing for washing machine, recess for further appliance. Turning work surface to the far end with cupboards beneath and recessed belling twin cavity slot in gas cooker. Further roll edge work surface with drawer and cupboard units under. Larder cupboard to one end with recess beside for fridge freezer. A range of wall cabinets are on two sides of the room and finished with cornice and pelmet

incorporating an integrated extractor fan over the cooker. Tiled splashbacks.

Power points. Radiator. Vinyl flooring. Door opens to under stairs storage cupboard. Aluminium double glazed door opens to the rear garden.

## FIRST FLOOR

### LANDING

10'5 in width x 3'1 in depth (3.18m in width x 0.94m in depth )

Hatch to loft space. UPVC double glazed window to front elevation over the stairwell. Fitted carpet. Doors to:

### BEDROOM ONE

12'3 x 8'1 (3.73m x 2.46m)

Coved cornice. UPVC double glazed window to front elevation. Fitted carpet. Radiator. Sliding doors open to a built in wardrobe. Power points.

### BEDROOM TWO

10'5 x 9'1 (3.18m x 2.77m)

Coved cornice. UPVC double glazed window to front elevation. Radiator. Sliding double doors to a fitted wardrobe in the recess to one side. Fitted carpet. Power points.

### BEDROOM THREE

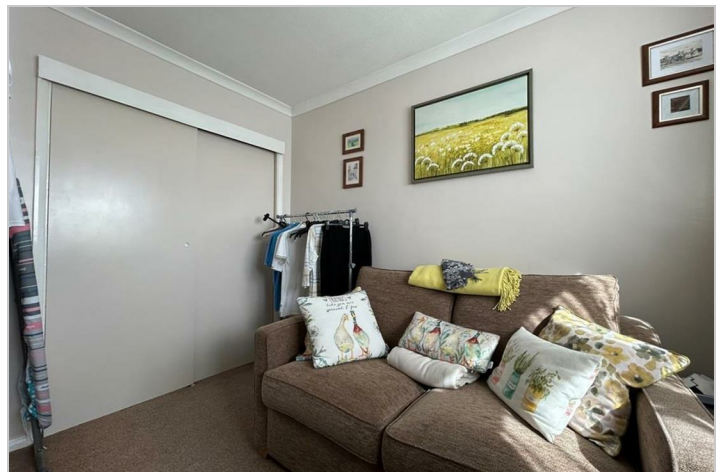
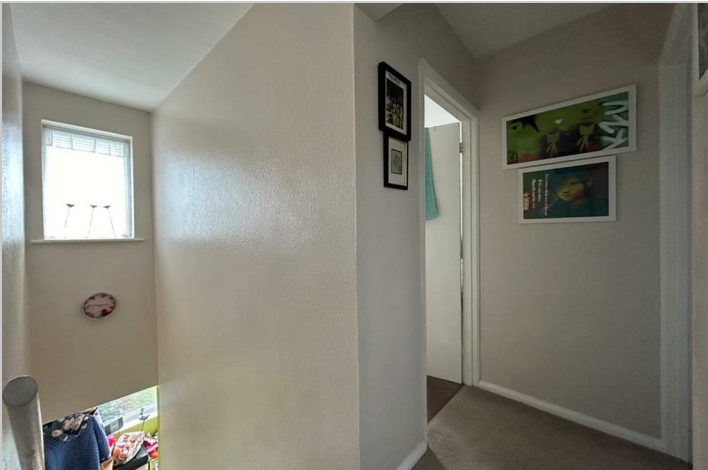
11' x 6'5 max (3.35m x 1.96m max)

Coved cornice. UPVC double glazed window to rear elevation. Radiator. Fitted carpet. Power pints. Recess to one side.

### BATHROOM

Suite comprising panelled bath with separate chrome

Tel: 01787 479988



taps, thermostatic shower valve over and tiled surround. Pedestal wash hand basin with chrome lever taps. Smooth ceiling and coved cornice. UPVC double glazed window to rear elevation with privacy glass. Radiator. Vinyl flooring. Double doors open to a boiler cupboard.

### SEPARATE WC

5'5 x 2'11 (1.65m x 0.89m)

Smooth ceiling with sealed light fitting. UPVC double glazed window to rear elevation with privacy glass. Dual flush close couple WC and wash hand basin with chrome taps. Vinyl flooring.

### OUTSIDE

Front - Open garden features grass leading to an established border with pathway alongside leading to the entrance door. Driveway provides off street parking for 2 cars leading to integral garage. INTEGRAL GARAGE with up and over door to the front elevation, concrete flooring, power and light connected, work bench to the far end.

Rear - 40'5 in width x 32' in depth. A wrought iron gate at the side of the property opens to pathway leading into the rear garden and over to the covered kitchen door. Steps lead up to a useful decking area, enclosed by railings on two sides and low walling to the opposite side. Space for table and chairs. A ornamental pond. The garden is predominately laid to grass and defined by brick walling to the far end and panelled fencing and walling to both neighbouring sides. Wooden timber shed is concealed to the far corner.

### SERVICES

We understand that all mains services are connected to the property, however, we have not verified connections.

Council Tax Band: C



## Road Map



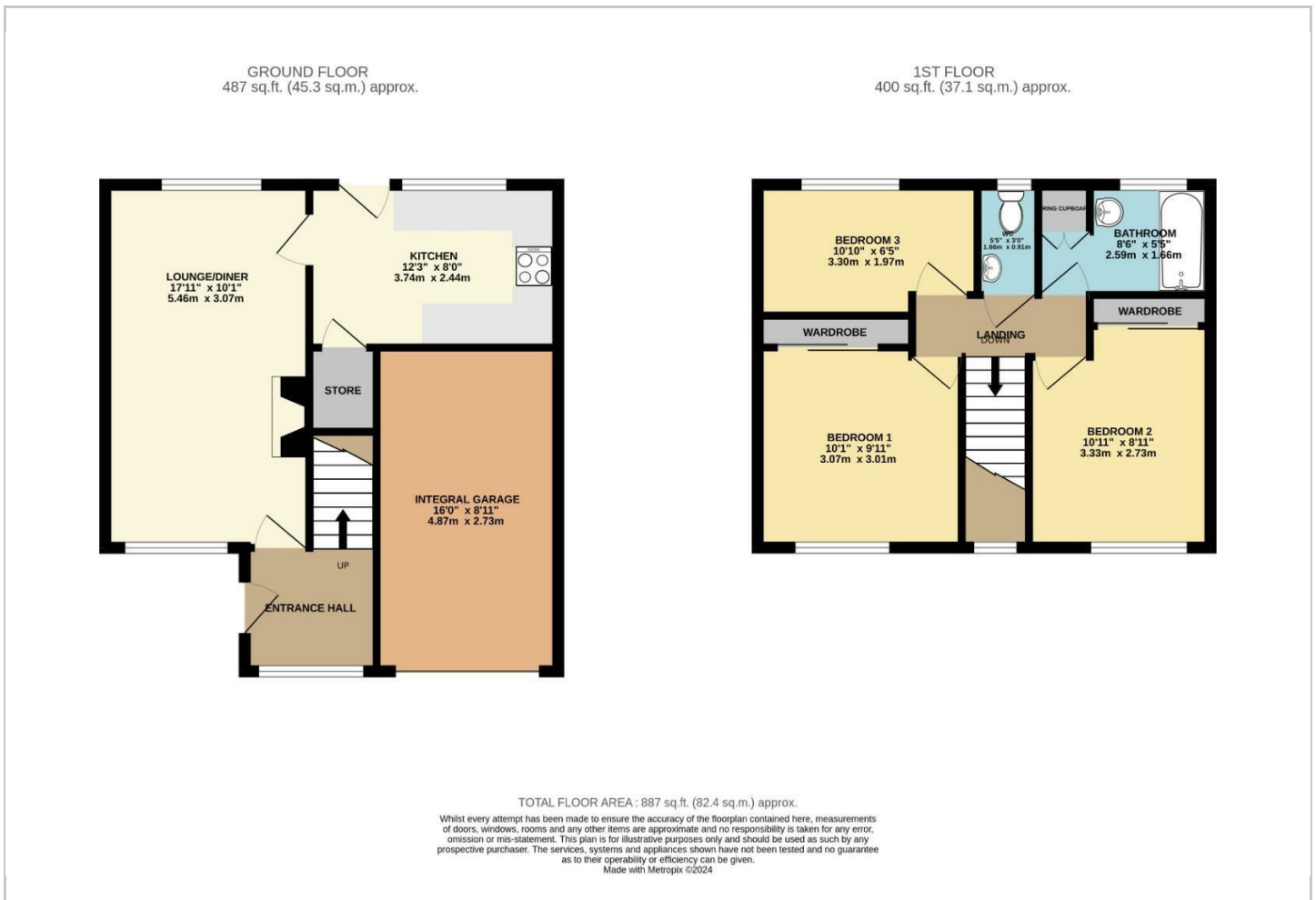
## Hybrid Map



## Terrain Map



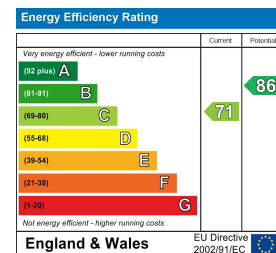
## Floor Plan



## 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.