



**SCOTT  
MADDISON**



## 41 Brook Meadow

Sible Hedingham CO9 3PJ

£275,000

Freehold



# 41 Brook Meadow

Sible Hedingham CO9 3PJ

£275,000



UPVC half glazed entrance door opens into:

## ENTRANCE HALL

5' x 4'11 (1.52m x 1.50m)

Smooth ceiling. Vinyl tiled flooring. Staircase rising to the first floor with fitted carpet. Doors to:

## SITTING ROOM

18'11 x 10'4 (5.77m x 3.15m)

A double aspect with UPVC double glazed window to front elevation with radiator beneath and UPVC sliding patio doors opening to the rear garden. Textured ceiling. Chimney breast features to one side of the room with an open fireplace, tiled surround incorporating hearth and mantle with recess either side. Picture rail. Further radiator. Power points.

## DINING ROOM

12'5 x 10'11 (3.78m x 3.33m)

Textured ceiling. UPVC double glazed window to front elevation with radiator beneath. Chimney breast to one side of the room with a capped off gas fire with recess either side. Carpet. Power points. Opening to the under-stairs storage area. Door to:

## KITCHEN

14'3 max x 6'1 (4.34m max x 1.85m)

Textured ceiling with LED light fitting. UPVC double glazed window to the rear elevation. One and a half bowl stainless steel sink unit with chrome monobloc tap. Inset roll edge work surface with drawer and cupboard units beneath. Space for cooker. Opposite further roll edge work surface with drawer and cupboards beneath and wall cabinets over. Space for fridge freezer. Vinyl floor tiles. Power points. Radiator. Opening into a useful pantry with space and plumbing for washing machine. High level shelving above. Half glazed UPVC double glazed door opens to rear lobby.

## REAR LOBBY

6'5 x 3'3 (1.96m x 0.99m)

Two steps lead down from the kitchen. Vinyl floor covering. Half glazed UPVC door to side elevation. Wooden door opens into cloakroom. Further wooden door opens into shelved storage with sloping corrugated roof and light pendent.

## CLOAKROOM

5' x 2'6 (1.52m x 0.76m)

Smooth ceiling. UPVC double glazed window to side elevation with privacy glass. High level toilet cistern and vinyl flooring.

## STORE ROOM

4'11 x 3'6 (1.50m x 1.07m)

Sloping ceiling with light pendent. Four tier shelving to one side.

## FIRST FLOOR - LANDING

9'4 in width x 5'6 in depth max (2.84m in width x 1.68m in depth max)

Smooth ceiling. Hatch to the loft space. UPVC double glazed window to rear elevation overlooking the rear garden. Door to cupboard housing a glo-worm gas boiler. Carpet. Further doors to:

## BEDROOM ONE

13'10 max x 10'2 (4.22m max x 3.10m)

Textured ceiling. UPVC double glazed window to front elevation overlooking the greensward with radiator beneath. Wooden picture rail. Sealed chimney breast with recess beside. Arched opening opens into a useful storage area. Power points.

## BEDROOM TWO

13'1 x 10'11 (3.99m x 3.33m)

Smooth ceiling. UPVC double glazed window to front



elevation overlooking the greensward with radiator beneath. Sealed chimney breast with recess either side. Power points. Door to storage cupboard over the staircase.

### BEDROOM THREE

9'5 x 8'5 (2.87m x 2.57m)

Textured ceiling. UPVC double glazed window to rear elevation with radiator beneath. Wooden picture rail. Door to storage cupboard. Power points.

### BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

White suite comprises of panelled bath with chrome taps, bath side concertina glass screen, Triton electric shower fitted over, tiled surrounds. Pedestal wash hand basin with chrome monobloc tap and a duel flush close coupled WC. Textured ceiling. Extractor fan. UPVC double glazed window to rear elevation with privacy glass. Radiator. Vinyl flooring. Electric wall mounted fan heater.

### OUTSIDE

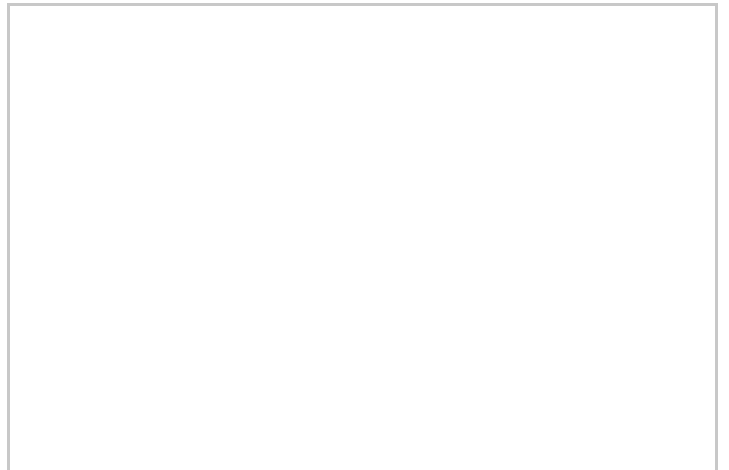
Front - shared pathway leads to a wooden gate opening to the front garden with pathway leading to the covered entrance door. The garden is neatly tended and laid to grass with established hedging defining the front and side boundary with chain-link fence to the opposite boundary. Shared covered pathway leads between the properties to the rear garden gate.

Rear - 46'9 in depth x 19'2 in width. Wooden gate opens from the shared passageway onto a pathway which leads to the back door, continuing down the garden to a brick built shed. The shed is 10'9 x 6'5 with sloping corrugated roof, light fitting, power points, concrete floor and UPVC double glazed window to side elevation and wooden timber door. Low walling with steps up to paved area continuing down the garden with grass neatly tended conifer hedge to the left hand side. Further conifer trees define the rear boundary and wooden fencing to the right behind a greenhouse and garden shed. Outside water tap.

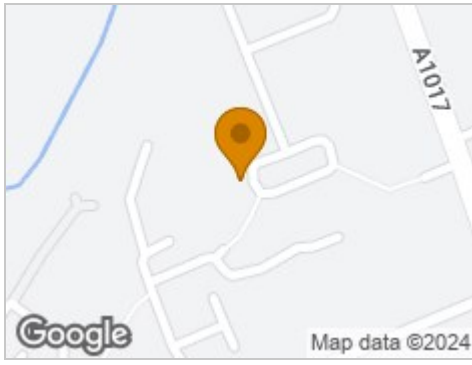
### SERVICES

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

Council Tax Band: B



## Road Map



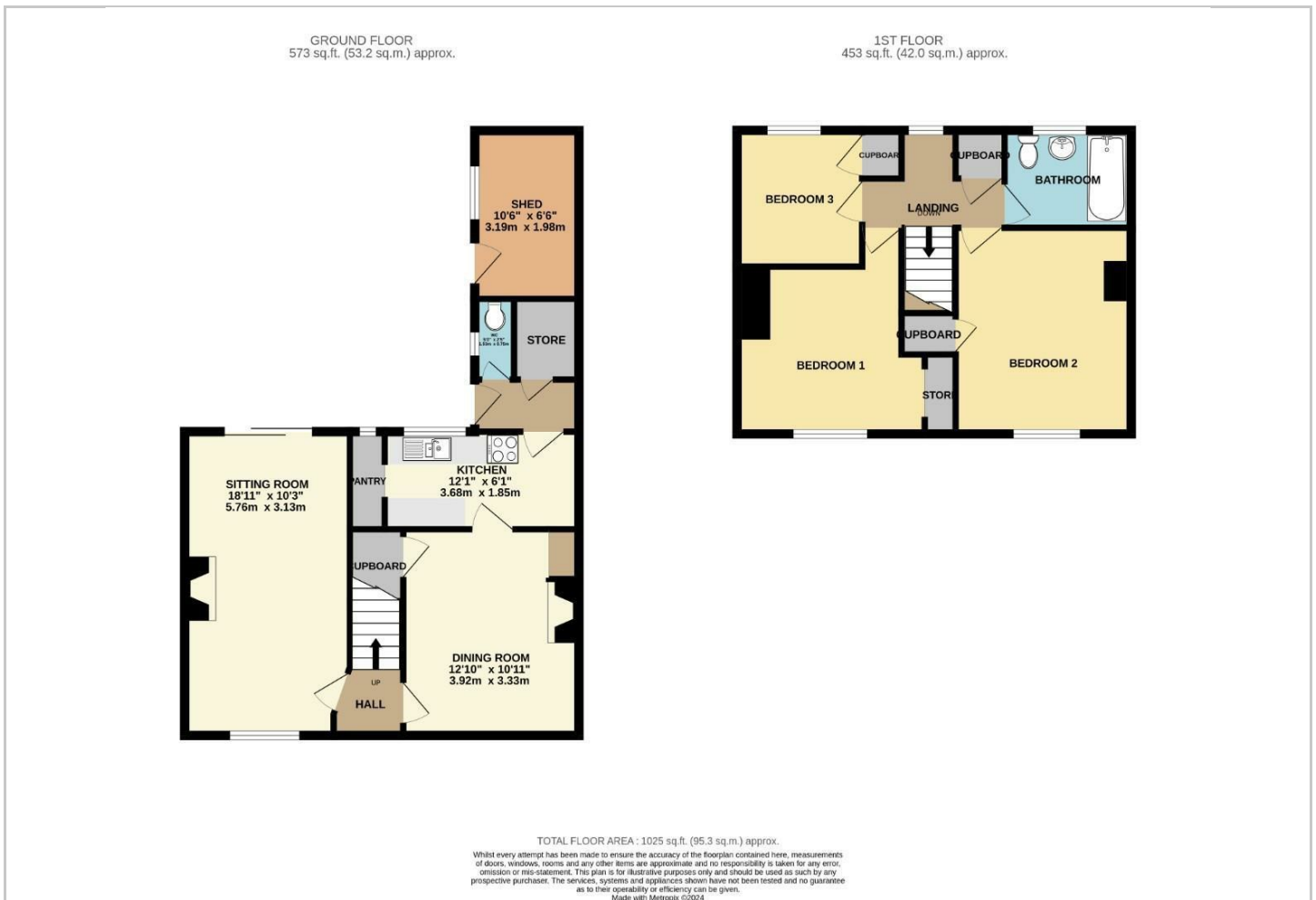
## Hybrid Map



## Terrain Map



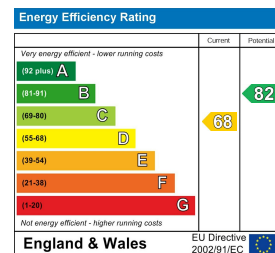
## Floor Plan



## 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.