



38 Sudbury Road

Halstead CO9 2BL

£2,300 PCM



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Half glazed UPVC entrance door with double glazed side lights to

PORCH

5'10" x 4'1" (1.78m x 1.24m)

Tiled floor. Half glazed door and side panel to

HALL

17'10" x 7'0" (5.44 x 2.13)

Double radiator. Parquet block flooring. Attractive wide turning staircase to the first floor.

CLOAKROOM

6'0" x 6'7" max (1.83m x 2.01m max)

Suite comprising low level WC, wash hand basin, recess and plumbing for automatic washing machine. Double glazed window to front. Hatch with steps down to a cellar. Includes an automatic pumping system.

DINING ROOM

18'9" x 13'6" (5.72 x 4.11)

Double glazed bay window to front aspect. Parquet block flooring. Feature fire place with marble surround. Double radiator.

LOUNGE

21'6" x 12'4" (6.55 x 3.76)

Parquet block flooring. Inset wood burner with chimney recess. Double glazed bay window to rear aspect. Radiator.

KITCHEN/BREAKFAST ROOM

18'8" x 12'11" (5.69 x 3.94)

Luxuriously fitted with a range of solid oak units comprising one and a half bowl sink unit with swan neck mixer tap. Sweeping granite work top surfaces to both sides. Extensive range of base units incorporating cutlery drawers, wine fridge, five ring gas cooker Range, matching wall cupboard over providing further storage.

UTILITY ROOM

7'3" x 5'11" (2.21m x 1.80m)

Wall mounted gas fired boiler. Work top. Plumbing for automatic washing machine. Power point.

FIRST FLOOR LANDING

BEDROOM ONE

21'6" x 12'4" (6.55 x 3.76)

Semi circular double glazed window to rear aspect enjoying elevated views over the established garden. Double radiator. Chimney breast and recess. Door to

DRESSING AREA

7'1" x 5'4" (2.16m x 1.63m)

Includes full height three double wardrobe cupboards plus single, hanging rails within, storage cupboards over, door to

EN-SUITE SHOWER

10'4" x 5'8" (3.15m x 1.73m)

Comprising luxury suite, double walk-in shower cubicle with power shower over and screen, low level WC, wash hand basin. Obscure double glazed window to front. Chrome ladder radiator.

BEDROOM TWO

18'10" x 13'3" (5.74 x 4.04)

Double glazed bay window to front aspect. Double radiator.

BEDROOM THREE

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

Double glazed window to rear aspect. Radiator. Single shallow wardrobe cupboard. Turning stairs rise to the

FAMILY BATHROOM

9'2" x 7'2" (2.79m x 2.18m)

Luxury four piece suite comprising double sliding shower cubicle with power shower, low level WC, pedestal hand



wash basin, large semi circular bath. Mostly tiled. Chrome ladder radiator. Double glazed window to rear.

SECOND FLOOR LANDING

12'0" x 5'11" (3.66m x 1.80m)

Storage cupboard. Double glazed dormer window to rear, super elevated view.

BEDROOM FOUR

16'9" x 10'5" (5.11 x 3.18)

Double glazed dormer window to front aspect. Double radiator. Single wardrobe cupboard plus chest of drawers.

BEDROOM FIVE

16'11" x 13'3" (5.16 x 4.04)

Double glazed window to side aspect. Double radiator. Central chimney breast acts as part divide. Access to shallow loft space. TV and telephone points.

OUTSIDE

The property is positioned on a mature established plot, the rear garden extends to approximately 120' in depth x 46' in width, attractive sweeping patio terrace to the immediate rear with various flower borders. Brick double sided outbuilding providing storage Front section 7'3" (2.20m) x 5'1" (1.54m); the Rear section 7'0" (2.13m) x 5'2" (1.57m). Outside water tap. Previous outside WC, presently used as storage. Pedestrian access to both sides leads to the front. The remainder of the garden is mainly laid to lawn with various mature flower and shrub display borders. Double concrete constructed GARAGE 20'7" (6.27m) x 16'2" (4.92m) with power and light connected. Double gates and private drive shared with three other properties providing vehicular access at all times gained from the Sudbury Road. FRONT parking for four to five vehicles. The property is conveniently screened from the road.

AGENTS NOTE

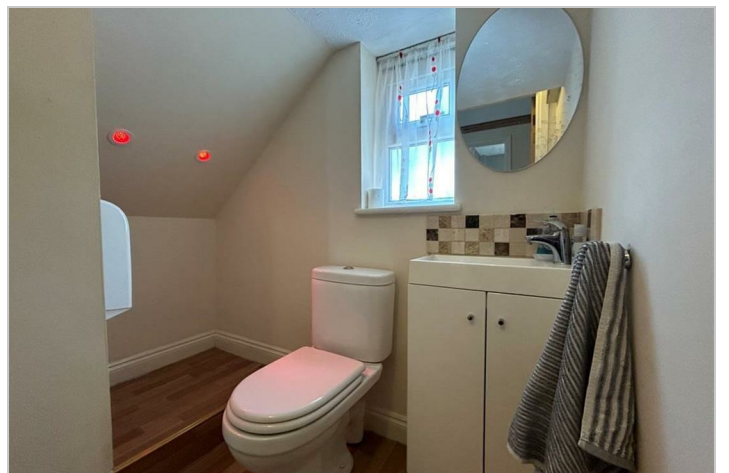
COUNCIL TAX BAND: F; £2,900.56 as detailed by Braintree District Council for the year 2023/2024.

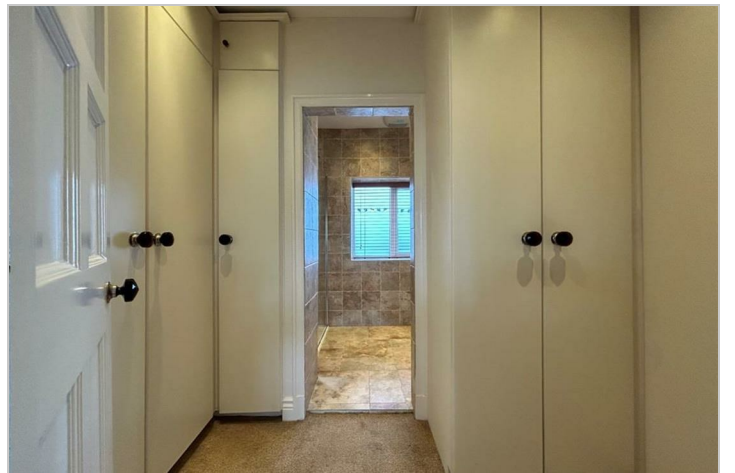
TENANCY TERM: Initially a twelve-month fixed term Assured Shorthold Tenancy Agreement.

HOLDING DEPOSIT: £507.00.

TENANCY DEPOSIT: £2,538.00.

VIEWING : By strict appointment with Sole Agents SCOTT MADDISON.









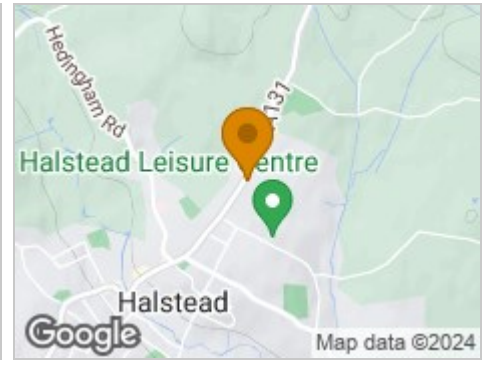
Road Map



Hybrid Map



Terrain Map



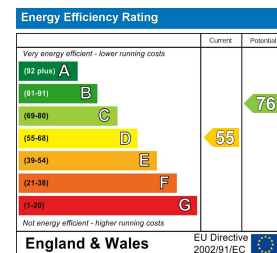
Floor Plan



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.