



**SCOTT  
MADDISON**

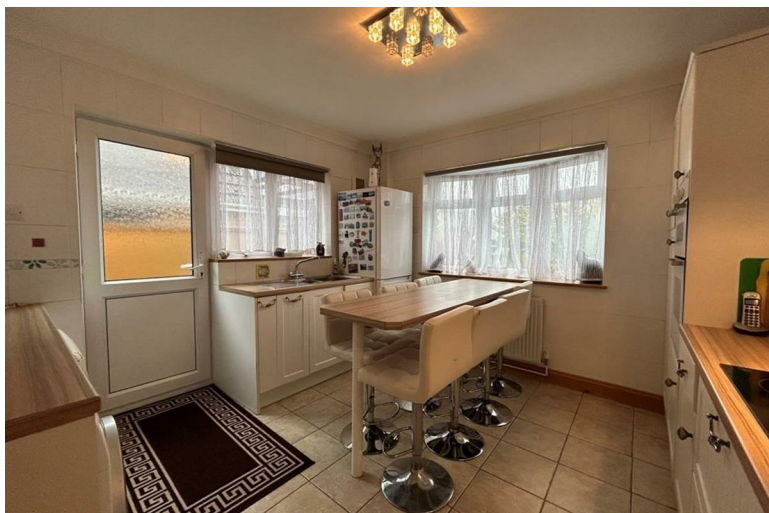


## 55 Greenfields

Gosfield CO9 1TR

£430,000

Freehold



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UPVC double glazed entrance door and side lights with privacy glass, opens into the

## ENTRANCE HALL

14'6 x 4'10 (4.42m x 1.47m)

Smooth ceiling and coved cornice. Open tread wooden stair case rising to the first floor. Wood flooring, double radiator, and power point. Doors open to

## SITTING ROOM

20' x 11'6 (6.10m x 3.51m)

Smooth ceiling and coved cornice. Two five arm light fittings. UPVC double glazed window to the rear elevation. UPVC double glazed door opening to the conservatory. Further UPVC double glazed window to the side elevation with privacy glass. Two double radiators. Fitted carpet. Power points and television aerial socket. Half glazed wooden door from the entrance hall.

## CONSERVATORY

19'7 x 7'7 (5.97m x 2.31m)

Pitched polycarbonate roof. UPVC double glazed windows to both side and rear elevations. Double doors open to the garden. Two double radiators. Laminate flooring. Power points.

## STUDY / BEDROOM THREE

15'11 x 7'8 (4.85m x 2.34m)

Smooth ceiling and coved cornice. UPVC double glazed window to the front elevation. Single radiator. Power points and fitted carpet. Half glazed wooden door with matching side lights from the entrance hall.

## KITCHEN BREAKFAST ROOM

11'7 x 11'4 (3.53m x 3.45m)

Smooth ceiling and coved cornice. Nine recessed spotlight fittings. UPVC double glazed bow window to the front elevation. Further UPVC double glazed window to the side elevation together with a half glazed UPVC door. The fitted kitchen comprises roll edge work surface with stainless steel sink unit and monoblock tap. Range of drawer and cupboards beneath. Recess for fridge freezer. Wall cabinets over finished with cornice and pelmet. Opposite work surface incorporates a four ring Belling ceramic hob with range of drawer and cupboards beneath. Indesit twin cavity electric oven with pan storage above and below. Larder cupboard. Further wall cabinets finished with cornice and pelmet. Central roll edge work surface creates a double sided breakfast bar with recess for stools beneath, wall hung gas boiler. Tiled splashbacks and ceramic tiled floor. Single radiator.

## BATHROOM

6'10 x 5'5 (2.08m x 1.65m)

Smooth ceiling and coved cornice. UPVC double glazed window to the side elevation with privacy glass. Fully tiled walls. The suite comprises of a 'P' shaped bath with curved bath side glass screen. Chrome taps. Triton electric shower fitted over. Dual flush close couple WC. Vanity wash hand basin with tiled surface either side. Cupboard beneath. Chrome towel radiator and ceramic tiled floor.

## FIRST FLOOR LANDING

8'8 x 5'5 (2.64m x 1.65m)

Smooth ceiling and coved cornice. Single radiator. Fitted carpet. Doors to



### BEDROOM ONE

10'11 x 8'4 (3.33m x 2.54m)

Smooth ceiling. UPVC double glazed window to the front elevation, single radiator beneath. Fitted wardrobes to one side of the room. Fitted carpet. Power points. Hatch to loft space.

### BEDROOM TWO

11'7 x 10'6 (3.53m x 3.20m)

Smooth ceiling. Two UPVC double glazed windows to the rear elevation. Single radiator. Fitted wardrobes to one side of the room. Dressing table. Fitted carpets. Power points.

### WC

6'1 x 2'7 (1.85m x 0.79m)

Suite comprises of a push/flush close couple WC, wash hand basin with chrome taps. Fully tiled walls. Ceramic tiled floor. Smooth ceiling with double glazed window to the side elevation. Electric towel radiator.

### OUTSIDE (FRONT)

42' depth x 32'3 width (12.80m depth x 9.83m width)

Driveway opening with off street parking for approximately four cars. Grass beside with established planting. Brick walling and railings to the front elevation with brick piers either side of the driveway entrance. Neighbouring sides are defined by fencing. Access to the rear garden on both sides of the property via gates.

### OUTSIDE (REAR)

36'4 depth x 32'7 width (11.07m depth x 9.93m width)

Fence to all neighbouring sides. Paved patio to the immediate rear leading to grass area for the full width with established beds. Pathway leads under a wooden archway to a garden shed situated in the far corner. Outside lighting to the rear wall.

### SERVICES

All main services are connected to the property, however, we have not verified connection.

Council Tax band C.







## Road Map



## Hybrid Map



## Terrain Map



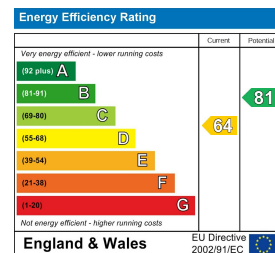
## Floor Plan



## 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



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