



**SCOTT  
MADDISON**



## 64 Mount Pleasant

Halstead CO9 1EG

Guide Price £345,000

Freehold



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## SIDE ENTRANCE PORCH

UPVC double glazed door with privacy glass and matching side light opens into

## ENTRANCE HALL

Textured ceiling and coved cornice. Mains powered smoke alarm. Two light pendants. Fitted carpet. Power points. Hatch to the loft space. Central heating thermostat. Single radiator. Door to storage cupboard. Further door to airing cupboard with hot water cylinder.

## SITTING ROOM

15'2" x 11'10" (4.62m x 3.61m)

Textured ceiling and coved cornice. Three arm light fitting. Double glazed UPVC windows to both front and side elevations. Double radiator. Fitted carpet and power points. TV aerial socket.

## KITCHEN

12'5" x 10'3" (3.78m x 3.12m)

Textured ceiling and coved cornice. Wide UPVC double glazed window to the front elevation. White single bowl sink unit with monoblock tap inset roll edge work surface with a range of drawer and cupboards fitted beneath. Wall cabinets fitted either side of the window finished with cornice and pelmet. Turning work surface with NEFF four ring gas hob inset, electric NEFF single cavity oven below, drawer and cupboard units either side. Space and plumbing for washing machine. Wall cabinets over are finished with cornice and pelmet and incorporate an extractor fan over the hob. Single radiator. Fully tiled walls. Ideal Mexico 2 floor mounted gas boiler. Vinyl flooring. Space for table and chairs.

## BEDROOM ONE

11'11" x 11'10" (3.63m x 3.61m)

Textured ceiling and coved cornice. Light pendant. UPVC double glazed window to the rear elevation with single radiator beneath. Fitted carpet. Two pairs of double bi-fold doors to the wardrobe.

## BEDROOM TWO

11'10" x 8'10" (3.61m x 2.69m)

Textured ceiling and coved cornice. Fitted carpet. Single radiator. UPVC double glazed sliding door opens to the conservatory.

## CONSERVATORY

7'11" x 9'2" (2.41m x 2.79m)

Polycarbonate roof. UPVC double glazed windows to both side and rear elevations. Single double glazed door opens to the garden. Power point. Ceramic tiled flooring.

## SHOWER ROOM

8'6" x 4'4" widening to 6'11" (2.59m x 1.32m widening to 2.11m)

Textured ceiling and coved cornice. Fully tiled walls. Extractor fan. Double glazed window with privacy glass. The white suite comprises of a walk in shower cubicle with thermostatic shower, pedestal wash hand basin with chrome monoblock tap. Dual flush WC. Fitted carpet. Single radiator.

## OUTSIDE - FRONT

Block paved driveway for two cars. Double wrought iron gates open with walling to one side. Fencing to the other side. Established planted bed. Pathway leads to the entrance door. Narrow access leads to the garage.

## OUTSIDE - GARAGE

17'7" x 9'2" (5.36m x 2.79m)

The attached garage features up and over door to the front elevation. Textured ceiling with hatch to loft space. Concrete floor. Power and light connected. UPVC double glazed double doors open to the rear garden.

## OUTSIDE - REAR

48'2" wide x 17'7" deep (14.68m wide x 5.36m deep)

The rear garden is enclosed to all sides by wooden fencing. Patio area beside the conservatory. Mainly laid to grass.

## SERVICES

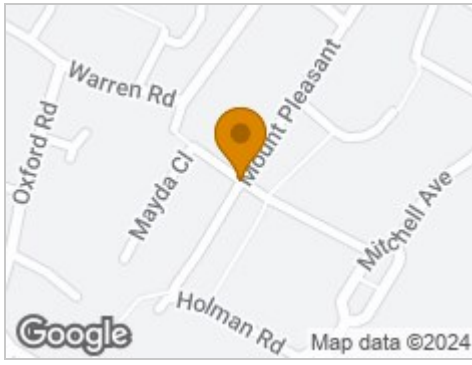
We understand all main services are connected to the property, however, we have not verified connections.

Council Tax Band: D.

Tel: 01787 479988



## Road Map



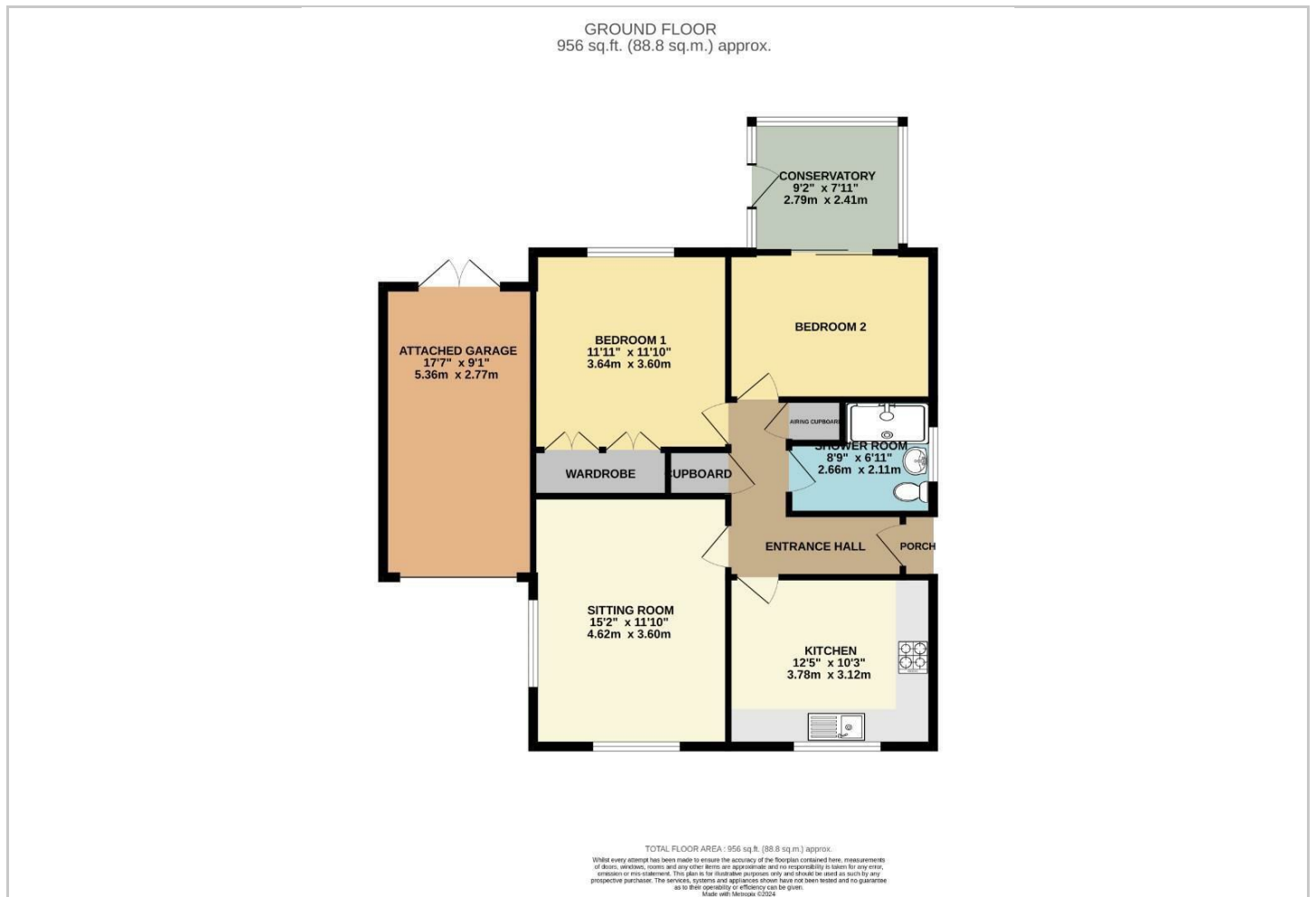
## Hybrid Map



## Terrain Map



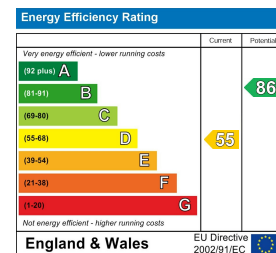
## Floor Plan



## 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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