



**SCOTT
MADDISON**



3 Rayner Way

Halstead CO9 1BU

Asking Price £345,000

Freehold



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Part glazed entrance door to

HALL

Stairs rise to the first floor. Double glazed window to side. Under stairs storage cupboard.

CLOAKROOM

Suite comprising low level WC and wash hand basin.

KITCHEN

8'10 x 7'9 (2.69m x 2.36m)

Comprising stainless steel single drainer sink unit with mixer tap. Sweeping work top surfaces. Recess and plumbing for washing machine. Various appliances available if required. Range of wall units. Double glazed window to front.

LOUNGE DINER

18'2 x 15' reducing to 8'10 (5.54m x 4.57m reducing to 2.69m)

(L shaped). Double glazed window to side. Window and double doors to the rear garden.

LANDING

Access to loft space, which we understand is insulated. Double glazed window to side. Cupboard housing the water cylinder.

BEDROOM ONE

15' x 8'10 (4.57m x 2.69m)

Two double glazed windows to rear. Radiator.

BEDROOM TWO

10'1 x 7'9 (3.07m x 2.36m)

Double glazed bay window to front enjoying part elevated open views. Radiator.

BEDROOM THREE

6'11 x 6'11 (2.11m x 2.11m)

Double glazed window to front. Radiator.

BATHROOM

Suite comprising full length panel bath with electric shower over, low level WC, pedestal wash hand basin. Double glazed window to side. Radiator.

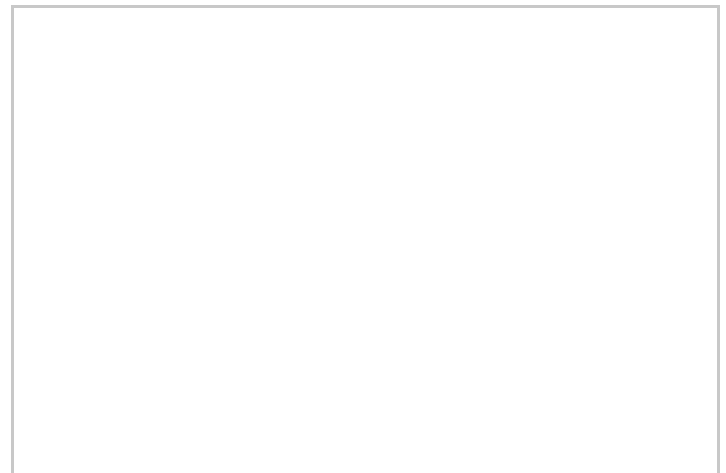
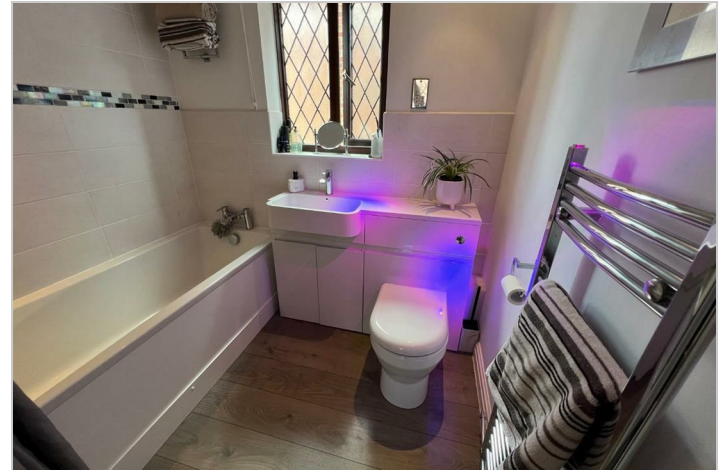
OUTSIDE

A mature 40' south facing rear garden, sweeping patio section. The remainder being mainly laid to lawn with numerous flower and shrub display borders. The garden slightly widens to the left, partly elevated and garden shed (8' x 6'). Pedestrian side access with gate to the front. A further sunken sunny seating area adjacent to the rear of the garage.

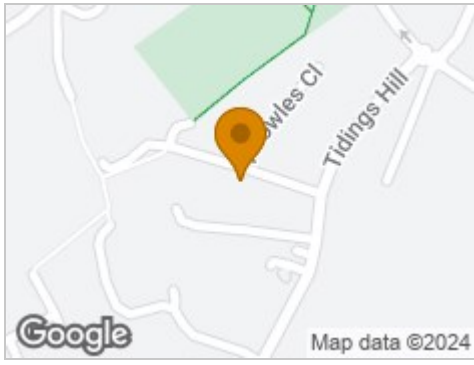
Off road parking to the side. Low maintenance raised established garden front garden, with steps to the main entrance.

GARAGE

Former single garage currently partly divided which could be re-opened and re-instated as a garage. Bike storage section. Further part has been insulated with power and light connected and loft space.



Road Map



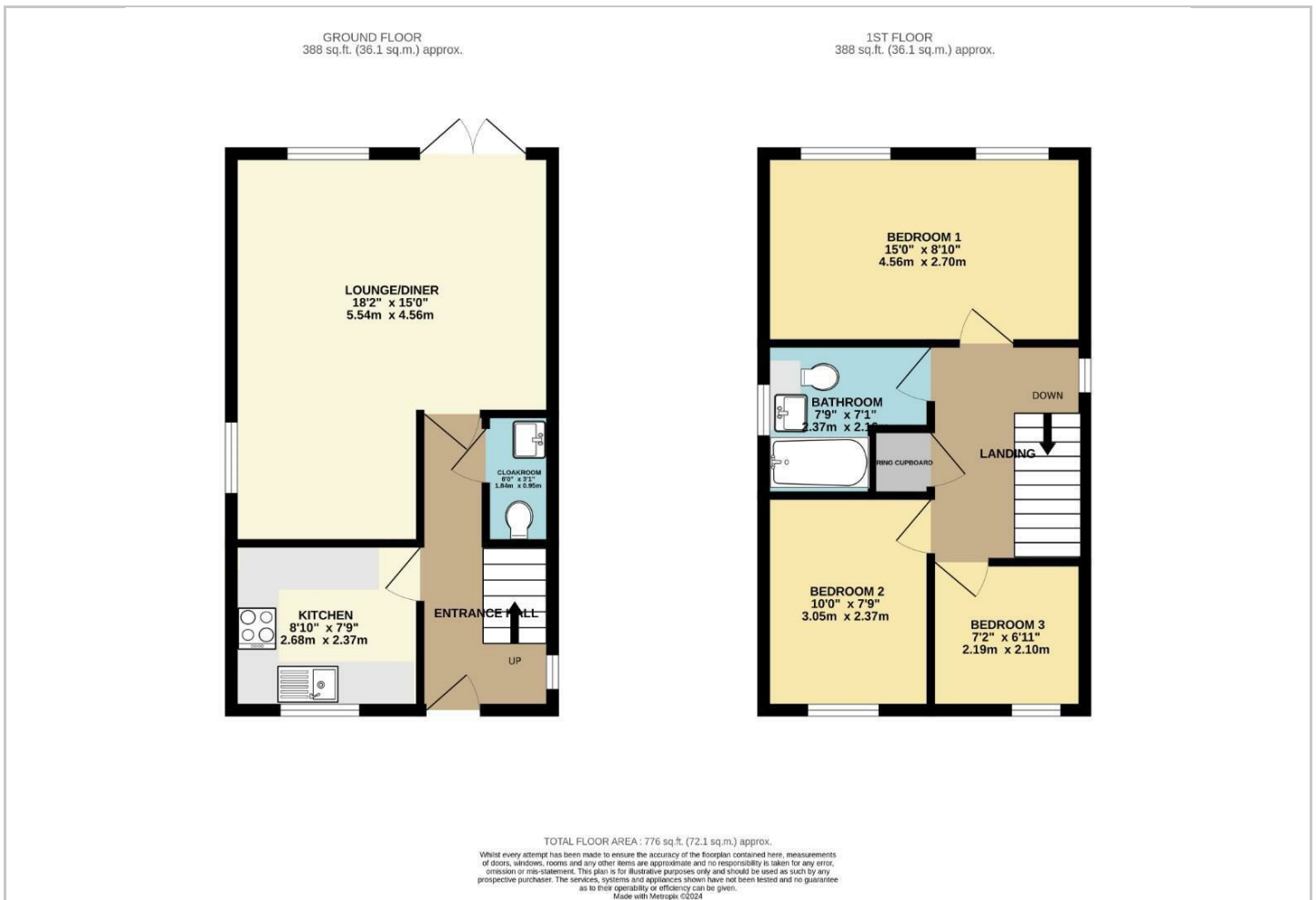
Hybrid Map



Terrain Map



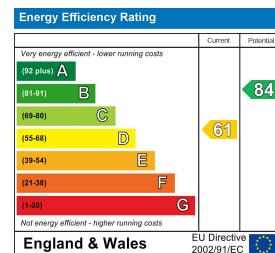
Floor Plan



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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