



**SCOTT  
MADDISON**



## 89 Kings Road

Halstead CO9 1HA

£275,000

Freehold



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## OUTSIDE (Front)

Brick walling defines the front boundary with wooden gate opening to a pathway leading to the side entrance door. The front garden is designed to be low maintenance. Wooden fence and gate opens into the rear garden.

Wooden half glazed door with privacy glass opens to:

## ENTRANCE HALL

Smooth ceiling, staircase to the first floor with fitted carpet, wooden panel doors with glazed upper sections open to:

## SITTING ROOM

11'10" x 11'1" (3.61m x 3.38m)

Smooth ceiling and coved cornice, ceiling light fitting with ornate moulding, chimney breast with cast iron fireplace with decorative tiling either side, tiled hearth, and recess either side. Two uPVC double glazed windows to the front elevation, DOUBLE RADIATOR, fitted carpet and power points.

## DINING ROOM

11'10" x 11'8" (3.61m x 3.56m)

Smooth ceiling with three arm light fitting, sealed chimney breast with recess either side, opening to a useful understair storage cupboard, uPVC double glazed windows to both side and rear elevations, wood plank effect vinyl flooring and power points. Opening to:

## KITCHEN

14'5" x 7'5" (4.39m x 2.26m)

Smooth ceiling, three spot light fitting, uPVC double glazed windows to both side and rear elevations, a half

glazed uPVC door opening to the rear garden. The fitted kitchen features solid wood block work surface around a white Armitage Shanks belfast style sink with chrome monobloc tap, contrasting cream wooden cabinets are finished with brushed nickel knobs, space and plumbing for a washing machine. Recently fitted wall hung Glowworm gas boiler. Opposite a roll edge work surface is fitted either side of the range cooker recess with fitted cabinets beneath, two sliding wicker style baskets are built-in to one base cabinet. A selection of wall cabinets are fitted over the work surface are finished with cornice and pelmet with shelf unit over the cooker recess. Opening to the far end with space for fridge/freezer leads into a pantry style area with fitted cabinet and further work surface, small window to rear. Three tier shelving, and a ceramic tiled floor continues from the kitchen.

## FIRST FLOOR LANDING

15'3" x 2'6" (4.65m x 0.76m)

Smooth ceiling, five arm light fitting, smoke alarm, hatch to the loft space, SINGLE RADIATOR, power point and fitted carpet. Six panel doors open to:

## BEDROOM ONE

11'10" x 11'2" (3.61m x 3.40m)

Textured ceiling, uPVC double glazed window to the front elevation, sealed chimney breast with recess either side, dado rail, DOUBLE RADIATOR, power points and fitted carpet. Six panel door opens to a built-in wardrobe.

## BEDROOM TWO

12'4" x 8'11" (3.76m x 2.72m)

Smooth ceiling, four spot halogen light fitting, uPVC



double glazed window to the rear elevation, high level shelving on two sides of the room, dado rail, sealed chimney breast with recess beside, fitted carpet and power points.

### BATHROOM

9'5" x 7'4" (2.87m x 2.24m)

A white Heritage bathroom suite comprising panelled bath with traditional style chrome taps, thermostatic shower valve, pedestal wash hand basin with separate traditional style chrome taps, and a close coupled WC. Stone tile splash backs to bath and shower area. Smooth ceiling and three spot LED light fitting, Dado rail with wood panelling beneath, uPVC double glazed window to the rear elevation with privacy glass, chrome towel rail incorporates a traditional style cast iron effect radiator, further chrome towel radiator, and vinyl flooring.

### OUTSIDE (Rear)

46'0" x 21'2" (14.02m x 6.45m)

Patio to the immediate rear of the property is enclosed by the house and wooden fencing to the neighbouring side providing an ideal entertaining area. Paved steps lead up to the raised garden with picket fencing to one side edging the lawn, further brick edging to the borders with established planting. Paving and stone pathway leads up the garden to a top patio and stone area entertaining area. Established conifer hedge to one side. Wooden fencing and retaining wall to the rear boundary. Wooden garden shed. Wooden fencing to neighbouring side. We understand a right of way exists from the front, along the side of the house and across the immediate rear of the property.

### SERVICES

We understand all mains services are connected to the property electricity, gas, water and drainage, however we have not verified connections.

Council Tax Band: B.



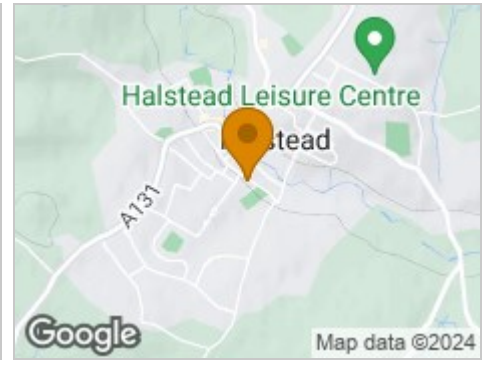
## Road Map



## Hybrid Map



## Terrain Map



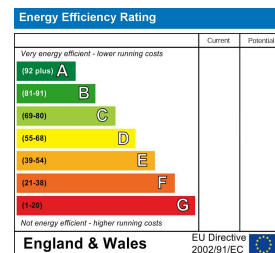
## Floor Plan



## 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



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