



**SCOTT
MADDISON**



27 Earle Green

Great Yeldham CO9 4FE

£599,995

Freehold



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Composite entrance door to

HALL

Turning stairs rise to the first floor with storage cupboard under. Under floor heating.

UTILITY/CLOAKROOM

Double glazed window to side. Venetian blind. Suite comprising WC and wash hand basin. Double cupboard housing work top and plumbing for washing machine, (to remain). Under floor heating.

LOUNGE

15'10 x 14 (4.83m x 4.27m)

Under floor heating. Bay double glazed window to front. French doors to rear both with venetian blinds. Multifuel stove. TV point.

DINING ROOM

12'10 x 9'2 (3.91m x 2.79m)

Double glazed bay window to front aspect. Under floor heating. Venetian blind. TV point.

KITCHEN BREAKFAST ROOM

17'3 x 15'11 (5.26m x 4.85m)

A luxurious high quality kitchen. Wide range of base units incorporating cutlery drawers under granite work top surface. Integrated fridge freezer. Integrated double oven and grill, and dishwasher. Water softener. TV point. Induction cooker Range with canopy over. Central breakfast island with granite work top. Two windows to rear. Venetian blinds. Bi-folding doors to side.

LANDING

Airing cupboard and storage cupboard. Access to loft space, which we understand is insulated with power and light.

BEDROOM ONE

15'11 x 9'9 (4.85m x 2.97m)

Two double glazed windows to rear aspect. Venetian blinds. Dressing airing and wardrobes. Air conditioning unit. Door to

EN-SUITE

Double glazed window to side with venetian blind. Low level WC, wash hand basin. Shower cubicle with double doors. Chrome ladder radiator.

BEDROOM TWO

10'10 x 9'11 (3.30m x 3.02m)

Double glazed window to front. Venetian blind. TV point. Radiator.

EN-SUITE

Two double glazed windows to rear aspect. Venetian blinds. Suite comprising wash hand basin with shower cubicle. Double chrome ladder radiator.

BEDROOM THREE

12' x 8'9 (3.66m x 2.67m)

Double glazed window to front. Venetian blind. TV point. Radiator.

BEDROOM FOUR

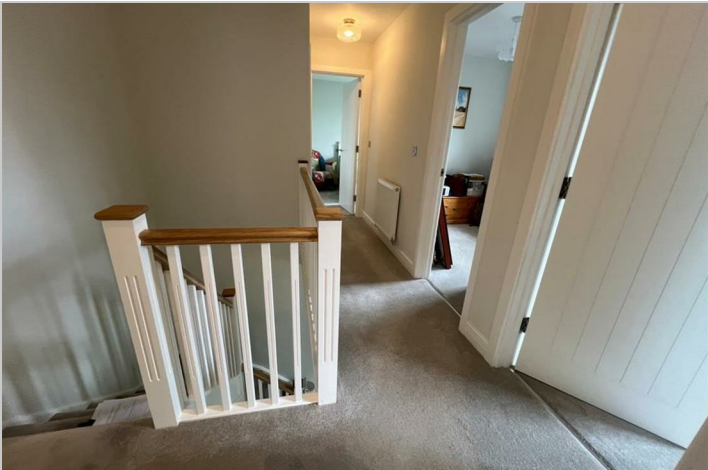
9'9 x 6'11 (2.97m x 2.11m)

Double glazed window to front with venetian blind. TV point. Radiator.

FAMILY BATHROOM

Double glazed window to side. Venetian blind. Suite comprising WC, wash hand basin, panelled bath with shower attachment. Chrome ladder radiator.

Tel: 01787 479988



OUTSIDE

The rear garden enjoys a beautiful landscape commencing sweeping patio terrace to the immediate rear. Outside tap. Air conditioning unit and electric heat source system. Low dwarf brick wall and steps up to a slightly raised garden, approximately 50' in depth x 46', enjoying a south easterly aspect. Mainly laid to lawn. Path and slabs leading to the top left hand corner enjoying a seating area.

To the front a further quality low maintenance landscape. Drive to the side. Two lawn sections. Path to main entrance. Various shrubs.

GARAGE

22' internally x 9'6 (6.71m internally x 2.90m)

A brick built garage, personal door to rear, up and over door, power and light connected, storage space in eaves.

SERVICES

Services provided are water, electricity and mains drainage, with the exception of gas.

Council Tax band F.





Road Map



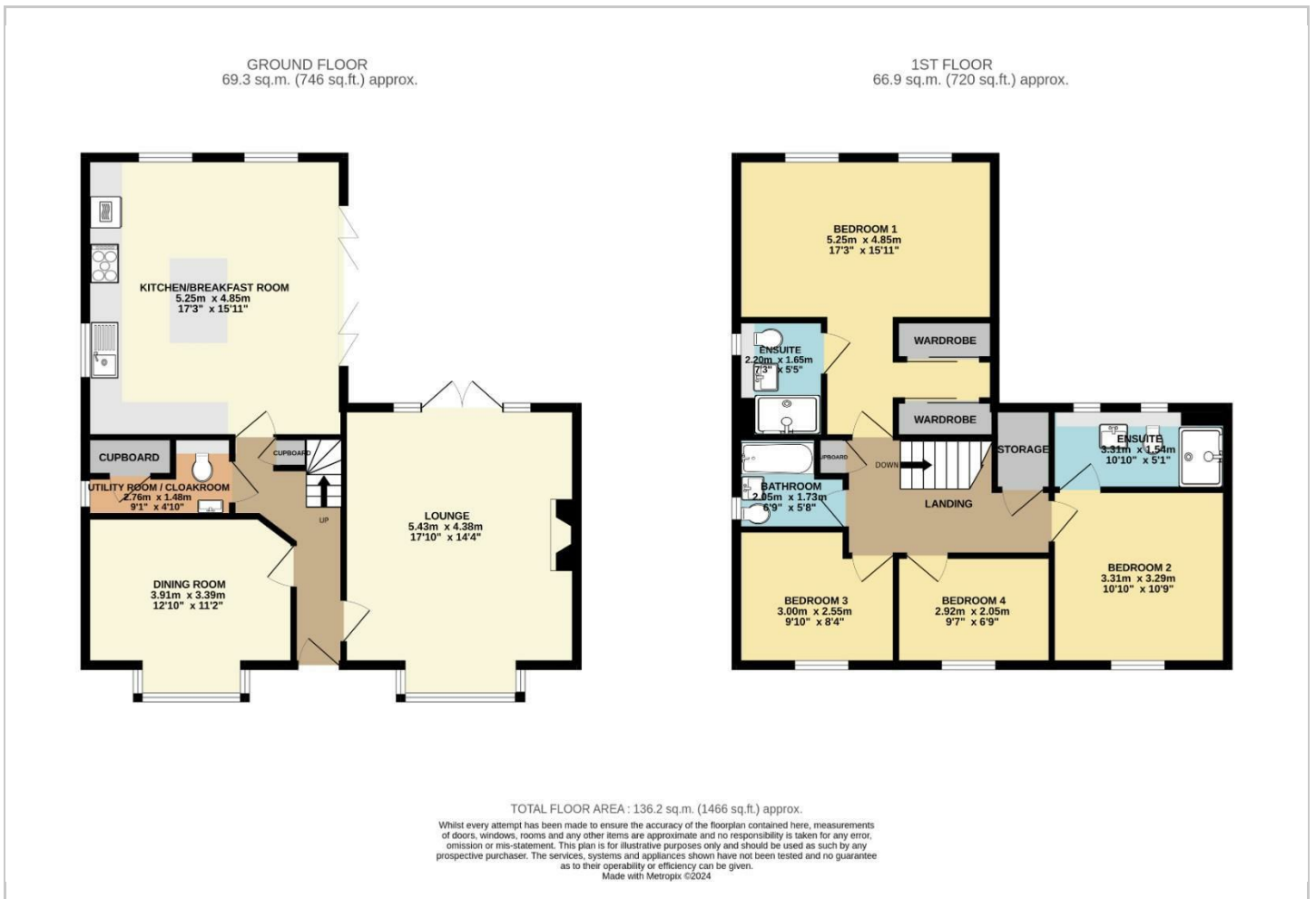
Hybrid Map



Terrain Map



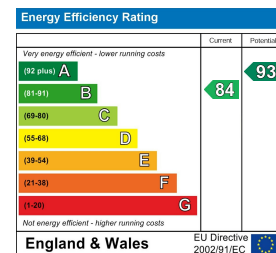
Floor Plan



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.