



**SCOTT  
MADDISON**



## Mercury Stanstead Road

Halstead CO9 1FA

Guide Price £380,000

Freehold



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Composite entrance door with two privacy glass double glazed units provide natural light into the entrance hall.

## ENTRANCE HALL

17'4" x 3'10" (5.28m x 1.17m)

A welcoming entrance hall with smooth ceiling and coved cornice, two light pendants, mains powered smoke alarm, SINGLE RADIATOR and power point. Grey wood plank effect vinyl flooring with coir mat by the entrance door. Solid timber doors with chrome handles open to the cloakroom, utility room and storage cupboard. Staircase rising to the first floor with fitted grey piled carpet.

## CLOAKROOM

6'6" x 2'11" (1.98m x 0.89m)

The white suite comprises close coupled dual flush WC and vanity wash hand basin with chrome tap. Smooth ceiling and coved cornice, uPVC double glazed window to the front elevation with privacy glass, SINGLE RADIATOR and grey wood plank effect vinyl flooring.

## UTILITY ROOM

10'1" x 7'4" (3.07m x 2.24m)

Smooth ceiling and coved cornice, uPVC double glazed double doors open out into the rear garden. Quartz effect square edge laminate work surface to one side complimented by aubergine high gloss base cabinet doors and drawers finished with polished contemporary handles and white high gloss wall cabinet doors. Stainless steel sink unit with chrome mixer tap. Space and plumbing for a washing machine. End larder storage cabinet. Plinth LED lighting provides a finishing touch. Wall hung gas boiler concealed behind a wall cabinet. Extractor fan, SINGLE RADIATOR, power points and grey wood plank effect vinyl flooring. Solid timber door with chrome handle opens to:

## GROUND FLOOR ROOM / BEDROOM FOUR

11'0" x 9'7" (3.35m x 2.92m)

Formerly part of the garage this room features smooth ceiling, uPVC double glazed window and half glazed uPVC to the rear elevation, DOUBLE RADIATOR, fitted carpet, power points and television aerial socket. Two full height sliding mirror doors

open to provide storage and a third full height mirror door at the far end opens to:

## EN-SUITE SHOWER ROOM

7'9" x 4'5" (2.36m x 1.35m)

The white suite comprises walk-in shower cubicle with chrome thermostatic shower, pedestal wash hand basin with separate chrome taps and a close-couple WC. Smooth ceiling, fully tiled walls, chrome towel radiator, extractor fan and grey wood plank effect vinyl flooring.

## FIRST FLOOR LANDING

7'8" x 9'9" max (2.34m x 2.97m max)

Smooth ceiling and coved cornice, mains powered smoke alarm, fitted grey piled carpet, and staircase rising to the second floor. Solid timber doors with chrome handles open to:

## OPEN PLAN LIVING / DINING ROOM

15'10" x 18'3" narrowing to 11'7" (4.83m x 5.56m narrowing to 3.53m)

Smooth ceiling and coved cornice, two light pendants, uPVC double glazed window to the front elevation with DOUBLE RADIATOR beneath, uPVC double doors to the front elevation open to a Juliette balcony, fitted grey piled carpet, power points and additional DOUBLE RADIATOR. Space for dining table and chairs to one side of the room.

## KITCHEN / BREAKFAST ROOM

14'11" x 9'10" (4.55m x 3.00m)

The fitted kitchen features quartz effect square edge laminate work surface fitted on three sides of the room to maximise working space, and complimented by aubergine high gloss base cabinet doors and drawers finished with polished contemporary handles and white high gloss wall cabinet doors. White ceramic one and half bowl sink unit with fitted waste disposal unit and chrome monobloc lever tap overlooking the rear garden with views out of the uPVC double glazed window. Recessed full size dishwasher beneath with storage cabinets beside. A four ring ceramic hob is fitted to one side with twin cavity electric oven beneath and brushed chrome extractor hood over, selection of wall cabinets either



side featuring under cabinet lighting. Opposite further work surface with cupboard beneath. Wall cabinets over feature a display cabinet with glass door and illuminated glass shelves, under cabinet lighting. Included in the sale is an American style mirror fronted two door fridge freezer with additional storage cabinet above and larder cabinet beside. Plinth LED lighting provides a finishing touch. Space for table and chairs to one end of the room. Smooth ceiling and coved cornice with recessed LED lighting in the kitchen area and pendant light in the breakfast area, SINGLE RADIATOR, power points and grey wood plank effect vinyl flooring.

### BEDROOM THREE

10'3" narrowing to 7'2" x 7'9" (3.12m narrowing to 2.18m x 2.36m)

Smooth ceiling and coved cornice, uPVC double glazed window to the rear elevation with SINGLE RADIATOR beneath, power points and fitted grey piled carpet. Door opens to the airing cupboard.

### SECOND FLOOR LANDING

7'5" x 9'9" max (2.26m x 2.97m max)

Smooth ceiling and coved cornice, mains powered smoke alarm, SINGLE RADIATOR, power point and fitted grey piled carpet. Solid timber doors with chrome handles open to:

### BEDROOM ONE

12'9" x 11'3" widening to 13'2" (3.89m x 3.43m widening to 4.01m)

Situated at the front of the property the main bedroom features sliding mirror doors to built-in wardrobes to one side of the room, smooth ceiling and coved cornice, hatch to the loft space, dormer uPVC double glazed window to the front elevation with DOUBLE RADIATOR beneath, recess spot light above, fitted grey piled carpet, and power points. Door to:

### EN-SUITE SHOWER ROOM

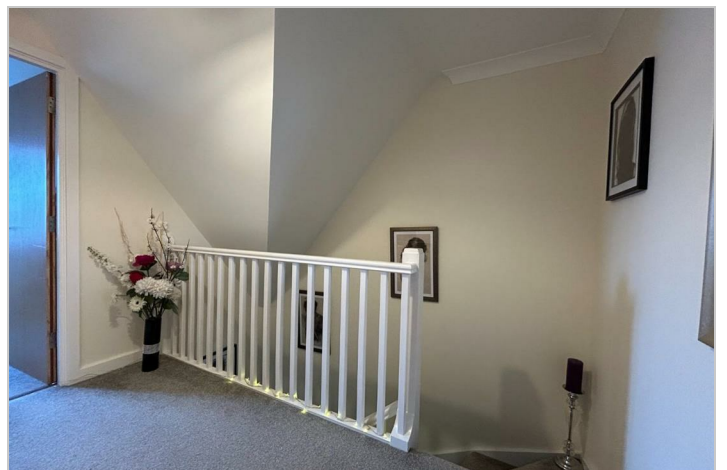
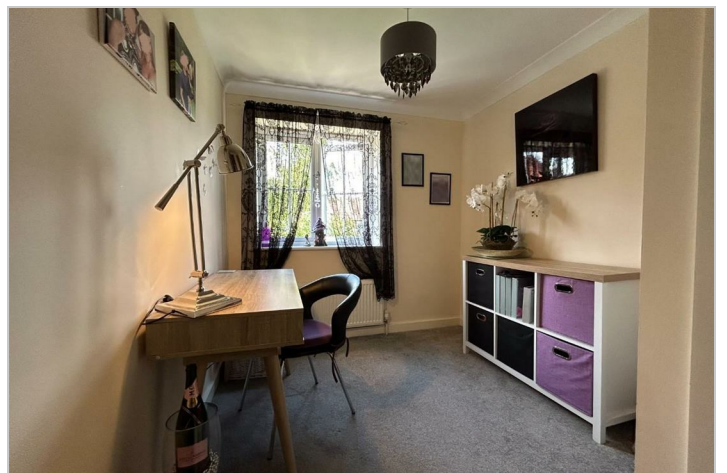
7'10" x 5'1" (2.39m x 1.55m)

The white suite comprises close-coupled dual flush WC, pedestal wash hand basin and shower cubicle with two sliding curved glass doors, tiled splashbacks with chrome thermostatic shower. Smooth ceiling and coved cornice, double glazed Velux window to the front elevation, extractor fan, shaver socket and chrome towel radiator. Grey vinyl flooring.

### BEDROOM TWO

9'1" widening to 10'3" x 12'0" (2.77m widening to 3.12m x 3.66m)

Smooth ceiling with coved cornice, decreasing head height either side, uPVC double glazed window to the rear elevation with SINGLE RADIATOR beneath, fitted wardrobes to one side of the room with three sliding mirrored doors, display shelf above, power points and fitted grey piled carpet.







## FAMILY BATHROOM

6'10" x 6'5" (2.08m x 1.96m)

The white suite comprises panelled bath with chrome mixer taps, chrome thermostatic shower, bath side glass screen and white tile surround with inset grey and black tile border, vanity wash hand basin with chrome monobloc lever tap and a close coupled dual flush WC. Smooth ceiling, two recessed LED light fittings, extractor fan, chrome towel radiator, and grey vinyl flooring.

## OUTSIDE (Rear)

32ft x 25ft (9.75mft x 7.62mft)

Stepping outside into the enclosed garden, a terrace to the immediate rear provides an ideal entertaining area with space for table and chairs, leading onto synthetic grass area with planted borders along the side and rear boundaries. A timber summerhouse is positioned to one side and provides valuable extra living space, offering versatile use, but currently used by the seller as a garden room retreat. The summerhouse features half glazed double doors to the front with glazed windows either side and a further window to the side elevation. Tucked away behind the summerhouse is a garden tool store. This end terraced home benefits from a wider garden than neighbouring properties with a paved passage along side the house leading to a wooden gate at the far end, to access the front garden.

## OUTSIDE (Front)

A block paved driveway provides off street parking for one vehicle; either side the gardens feature synthetic grass with slate screed and landscaping on the right hand side, sculptured wrought iron fencing the front boundary. The front entrance door and electrically controlled roller shutter garage door are both covered by a full width porch.

## INTEGRAL GARAGE (not suitable for a car)

10'4" width x 7'5" depth (3.15m width x 2.26m depth)

An electric roller shutter door to the front is operated by remote control and opens to provide storage, concrete floor, power and light are connected, courtesy door into the ground floor room / bedroom four.

## SERVICES

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

Council Tax Band: C

## Road Map



## Hybrid Map



## Terrain Map



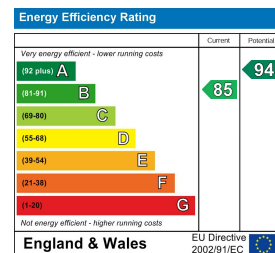
## Floor Plan



## 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



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.