



**SCOTT
MADDISON**



11 Mill Green

Halstead CO9 2GF

Asking Price £335,000

Freehold



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SCOTT MADDISON are delighted to offer for sale this detached two bedroom home which has the added benefit of a home office over the double length carport and an innovative air source heating system. The property is situated along a private road on the favoured northern side of town, and within close distance to the High Street. Located opposite conservation land, with conservation area status and screened from the road, viewing is highly recommended. No onward chain.

Storm porch to the front, solid timber grey entrance door opens to:

ENTRANCE HALL

10'11" x 6'8" (3.33m x 2.03m)

Smooth ceiling and coved cornice, staircase rising to the first floor with fitted pile carpet, door to useful storage cupboard beneath, DOUBLE RADIATOR, and wood plank effect flooring. Digital heating thermostat. Solid timber doors with ornate knobs, open to:

CLOAKROOM

4'9" x 3'1" (1.45m x 0.94m)

The white suite comprises low level WC with concealed push flush cistern, and hand wash basin with chrome monobloc taps tap and matching chrome waste pipes. Smooth ceiling and coved cornice, extractor fan, three door wall cabinet to the far wall, tall wall mirror mounted over the basin, SINGLE RADIATOR, tile splash backs and ceramic tiled floor.

KITCHEN AREA

Smooth ceiling and coved cornice, recessed spot lighting and extractor fan, sealed unit double glazed window to the rear elevation with stainless steel sink unit inset the square edged laminate work surface with grey fronted cabinet beneath, recessed Hotpoint washing machine to one side and recessed Logik

slimline dishwasher to the other side. Four ring ceramic hob inset the work surface with single cavity electric oven beneath. Brushed chrome extractor hood over the hob with wall cabinet beside with lighting beneath. Turning work surface creates a peninsula unit with four drawer pack and cupboard beneath. Opposite further work surface has a cupboard below and wall cabinet above also with lighting beneath. Integrated fridge/freezer beside. Upstand splash back to the work surface, power points and wood plank effect vinyl flooring.

SITTING / DINING AREA

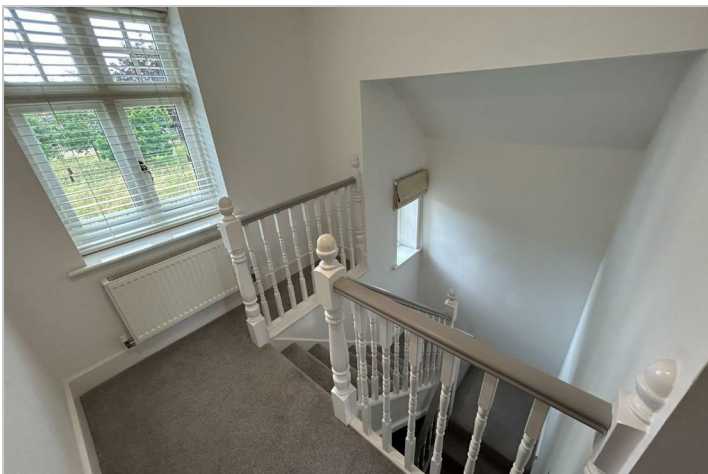
17'9" x 17'5" (5.41m x 5.31m)

The smooth ceiling and coved cornice continue from the kitchen area with sealed unit double glazed window with fitted wood slat blind to the front elevation overlooking the conservation land, DOUBLE RADIATOR to one side of the room with a wall hung electric fire opposite. Further DOUBLE RADIATOR beside the sealed unit double glazed double doors opening to the rear garden. Fitted piled grey carpet, power points and television aerial socket. Telephone/broadband sockets.

FIRST FLOOR LANDING

10'11" x 6'11" max (3.33m x 2.11m max)

Smooth ceiling and coved cornice, sealed unit double



glazed half landing window with further sealed unit double glazed window on the first floor with fitted wood slat blind to the front elevation overlooking the conservation land. Fitted grey piled carpet, SINGLE RADIATOR, and power point. Door opens to a deep airing cupboard with factory lagged hot water cylinder situated at the back with slatted timber shelving to the front section. Further solid timber doors each with an ornate knob opening to:

BEDROOM ONE

10'6" x 9'6" (3.20m x 2.90m)

Smooth ceiling and coved cornice, sealed unit double glazed window to the rear elevation with fitted roller blind, SINGLE RADIATOR beneath, a three-door wardrobe is fitted to one side of the room, piled carpet, power points and telephone socket.

BEDROOM TWO

10'6" x 7'7" (3.20m x 2.31m)

Smooth ceiling and coved cornice, sealed unit double glazed window with fitted wood slat blind to the front elevation overlooking the conservation land, SINGLE RADIATOR beneath, fitted piled carpet, power points, television aerial socket and telephone socket.

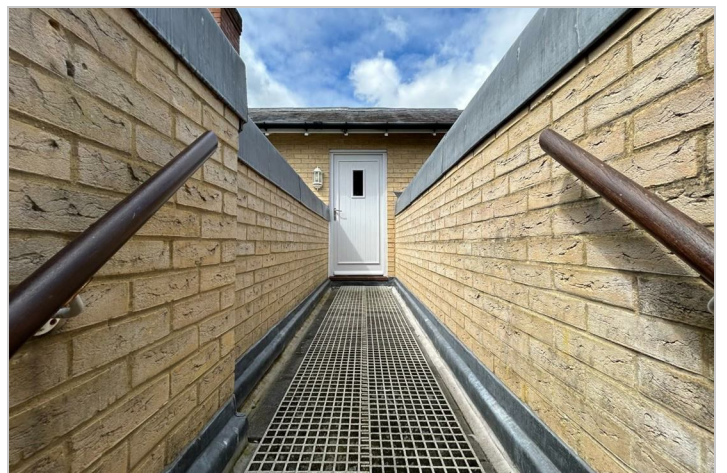
BATHROOM

6'2" x 6'11" (1.88m x 2.11m)

The white suite comprises panelled bath with chrome mixer taps incorporating a shower attachment, half pedestal floating wash hand basin with chrome monobloc tap and a low level WC with concealed dual flush cistern. Smooth ceiling and coved cornice, recessed lighting, sealed unit double glazed window to the rear elevation with privacy glass, tall wall mirror beside, ceramic tiled splash backs and a ceramic tiled floor. White towel RADIATOR.

OUTSIDE (front)

A paved pathway leads to the entrance door with established low shrubs to one side, higher hedging to the opposite side encloses the front garden on two sides, laid to lawn with dormant border mulched with bark chip, shingle path, three circular granite sets are recessed in the lawn.







OUTSIDE (rear)

Situated to the immediate of the property a paved terrace provides an ideal entertaining area and gives way to an area laid with synthetic grass with raised slat chipped beds on two sides with established standing roses. The terrace continues to the side where the air course heat pump is situated, opening up to a private enclosed section of the garden walled on two sides with hardstanding ideal for a hot tub, outside power point. Neighbouring sides are defined by a combination of close boarded fencing and natural woven fencing. A paved pathway leads down the garden turning to one side with a staircase leading up to a home office over the carport.



HOME OFFICE

14'2" x 8'4" (4.32m x 2.54m)

Solid timber door with sealed unit double glazed window, smooth ceiling and coved cornice, sealed unit double glazed floor to ceiling window is situated at the opposite end of the room, fitted piled carpet and power points. An ideal space for a home office, gym or hobby room.

CARPORT

34'4" x 8'6" (10.46m x 2.59m)

Solid timber door opens from the garden into the double length carport suitable for two cars, wooden double gates are located at a centre point. The carport is open onto a private close, leading into the private road of Mill Green.



SERVICES

We understand mains electricity, water and drainage are connected to the property. There is currently no gas meter fitted in the gas meter box at the property.

Annual service charge: We understand from the seller a current annual charge of £300.00 is payable toward the upkeep of the communal areas in the private development.

Council Tax Band: D.



Road Map



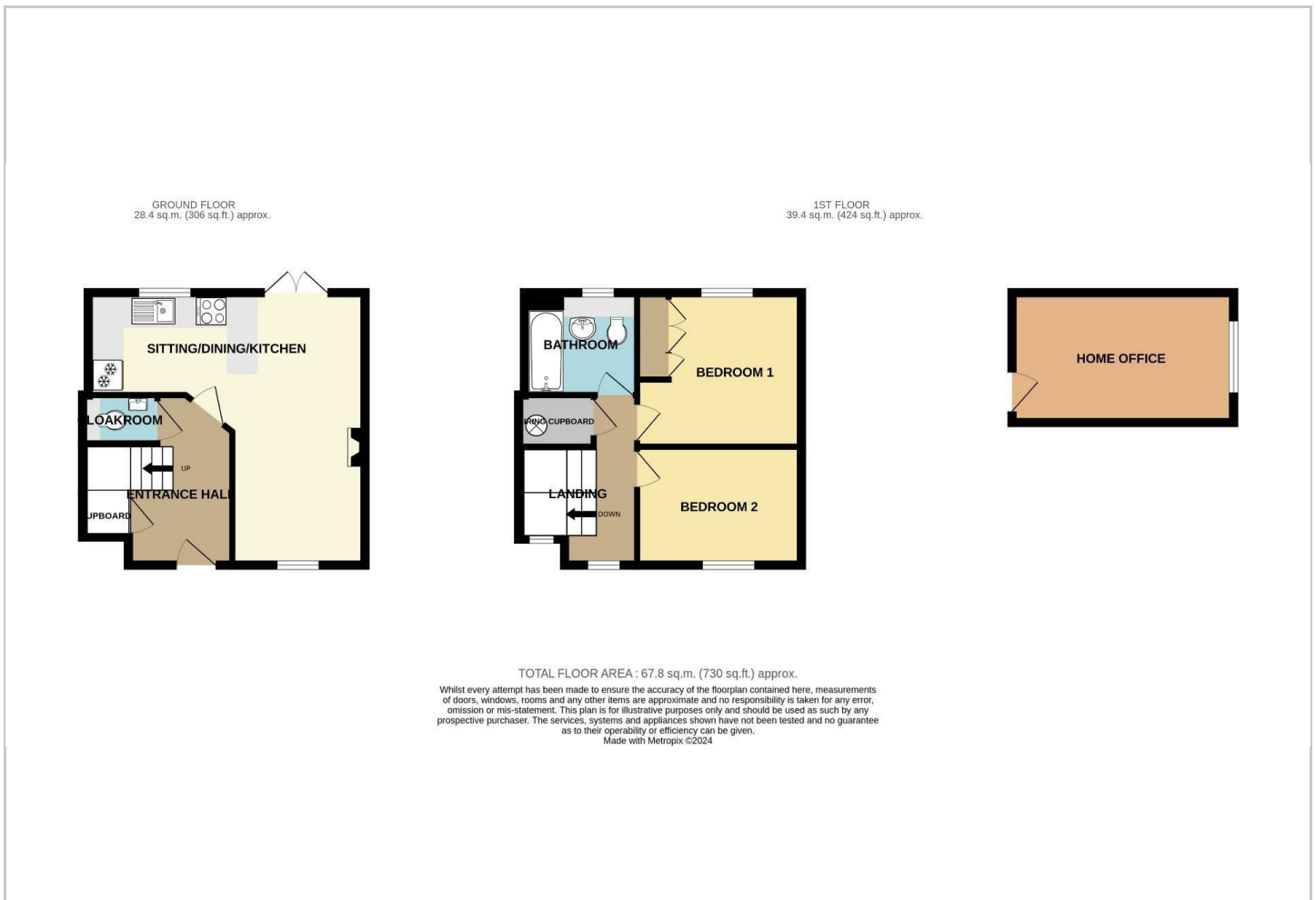
Hybrid Map



Terrain Map



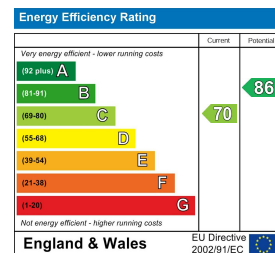
Floor Plan



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.