



**SCOTT  
MADDISON**



**65 Alexandra Road**

Sible Hedingham CO9 3NF

Asking Price £425,000

Freehold



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## HALL

Half glazed entrance door. Turning stairs rise to the first floor. Radiator

## KITCHEN/DINING ROOM

21' x 21' max reducing (6.40m x 6.40m max reducing) comprising double-glazed window to front aspect. Laminate flooring. Range of matching wall and base units with work surfaces over and sweeping breakfast bar, butler sink. Freestanding oven. Integrated washing machine. Fridge freezer. Dishwasher space for a tumble dryer. Larder cupboard. central breakfast bar

## LOUNGE

18' x 10' (5.49m x 3.05m) Double-glazed window to front aspect, and French doors leading to the rear garden. Log burner. cupboard housing gas combi boiler. Laminate flooring.

## CLOAKROOM

Suite comprising WC and wash hand basin within vanity unit.

## CONSERVATORY

15' x 8' (4.57m x 2.44m) Opening from the kitchen tConservatory15 feet x 8 double doors to rear garden, laminate flooring, feature raised ceiling providing natural day light.

## LANDING

Tuning stairs from hallway. double glazed window to front. access to the loft space, fitted light, and insulation.

## BEDROOM ONE

12'11" x 10' (3.94m x 3.05m) Double-glazed window to front. Inset ceiling spotlights. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

Double-glazed window to rear aspect. Suite comprising shower cubicle, WC and wash hand basin. Radiator.

## BEDROOM TWO

14' x 8' (4.27m x 2.44m) Double-glazed window to rear aspect. Wood laminate flooring. Storage cupboard with immersion tank within. Radiator.

## BEDROOM THREE

11'11" x 9'0" (3.63m x 2.74m) Double-glazed window to front aspect, radiator, laminate flooring. Radiator.

## BATHROOM

Double-glazed window to rear aspect. Suite comprising, shower cubicle, roll-top bath, wash hand basin and vanity unit, fully tiled, radiator.

## OUTSIDE

Rear garden extends to approximately 85 feet in depth enjoying a sunny south easterly aspect, sweeping patio terrace to the immediate rear, raised flowerbeds, pedestrian side access leads to the front. Hot tub with part wooden cover. Remainder of the garden being mainly laid to lawn with various flower and shrub display borders, timber garden shed to remain. Front generous off-road parking for three vehicles.

## SERVICES

We understand that mains electricity, water and gas are connected to the property.

Council Tax Band: B.

Tel: 01787 479988





## Road Map



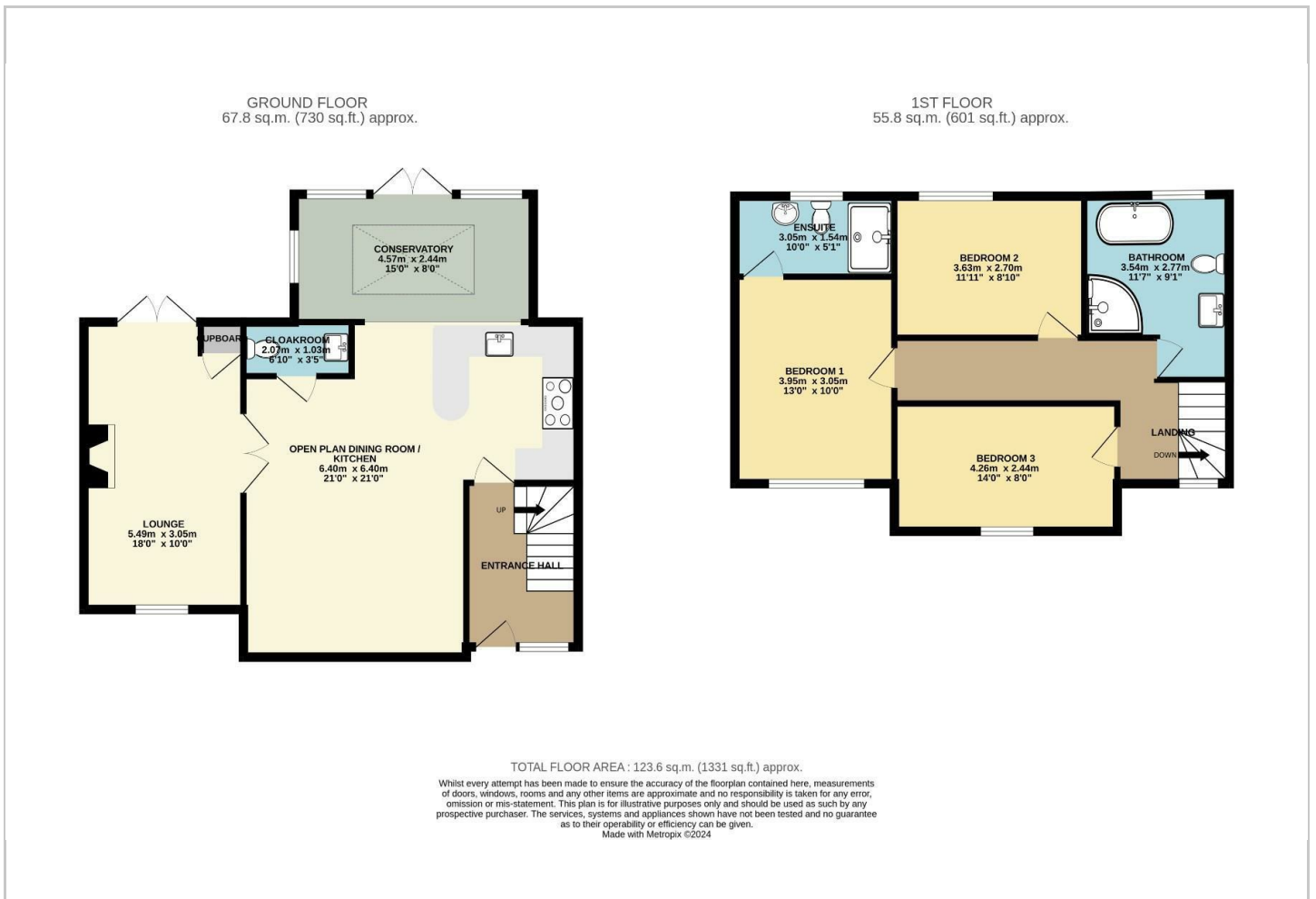
## Hybrid Map



## Terrain Map



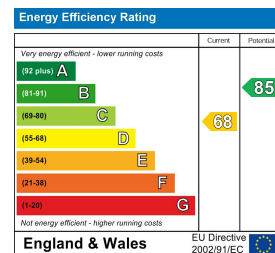
## Floor Plan



## 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.