



**SCOTT
MADDISON**



10 Station Road

Sible Hedingham CO9 3QA

Asking Price £600,000

Freehold



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Half glazed composite entrance door opening to:

ENTRANCE HALL

15'11" x 5'8" (4.85m x 1.73m)

Smooth ceiling, wood panelling to lower section of the walls, staircase rising to the first floor with fitted carpet, carved newel post cap, and wooden parquet flooring. Four panel wooden doors to sitting room and ground floor shower room further half glazed wooden door to kitchen.

SITTING ROOM

12'0" x 12'0" (3.66m x 3.66m)

Smooth ceiling, picture rail, box uPVC double glazed window to the front elevation with Georgian bar, chimney breast opposite with inset cast iron wood burning stove, granite hearth, recess either side, dado rail, fitted carpet, and power points.

KITCHEN

13'7" x 11'6" max (4.14m x 3.51m max)

A contemporary fitted kitchen finished with matt grey cabinet door and drawer fronts, brushed t-bar chrome handles and a contrasting solid timber work surface. A wide picture window overlooks the rear garden with double bowl stainless steel sink unit and two chrome taps, cabinets beneath. Turning work surface to one side incorporates a ceramic four ring hob with cupboards beneath and wide twin drawers beside and a recessed wine cooler. Wall cabinets over provide additional storage with a brushed chrome cooker hood over the hob. An oven housing unit incorporates a Bosch twin cavity electric oven with pan storage above and below. Recess beside for a fridge freezer with storage cabinet over. White bevelled edge tile splash back beneath the wall cabinet with under cabinet lighting installed. Smooth ceiling with recessed LED lighting, semi-vaulted ceiling at the far end features a four spot-light fitting over the sink. Half glazed uPVC door to the rear garden, further door to a utility space, uPVC double glazed window to the rear with privacy glass, fitted work surface with wall cabinet above and space and plumbing for washing machine and dishwasher beneath. Wide opening to:

DINING ROOM

12'1" x 11'9" (3.68m x 3.58m)

Smooth ceiling with three arm light fitting, chimney breast to one side of the room with inset cast iron wood burning stove, recess either side, wood panelling to lower section of the walls, power points, wood parquet flooring, box uPVC double glazed window with inset Georgian bar to the side elevation, and a half glazed composite door opens to the side elevation.

SHOWER ROOM

9'6" x 4'0" (2.90m x 1.22m)

The white suite comprises fitted shower enclosure to one side with glass door and screen, vanity wash hand basin with chrome lever tap and a close coupled dual flush WC. White tile splashback to basin, aqua boarding installed in the shower enclosure. Smooth ceiling with room sealed light fitting, and a uPVC double glazed window to the front elevation with privacy glass and inset Georgian bar.

FIRST FLOOR LANDING

9'10" x 6'10" max (3.00m x 2.08m max)

Smooth ceiling, wood panelling to lower section of the walls, uPVC double glazed window with Georgian bar to the side elevation, fitted carpet and doors to:

BEDROOM ONE

12'1" x 12'0" (3.68m x 3.66m)

Smooth ceiling, uPVC double glazed window to the front elevation, chimney breast opposite with ornamental cast iron fireplace, recess ether side, fitted carpet and power points.

BEDROOM TWO

12'1" x 10'10" (3.68m x 3.30m)

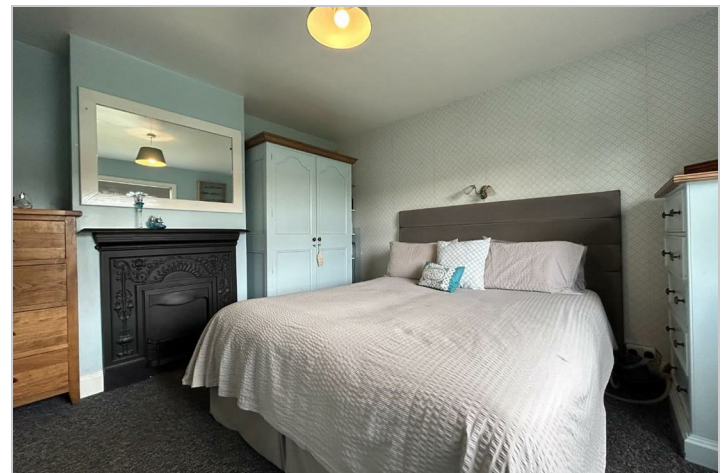
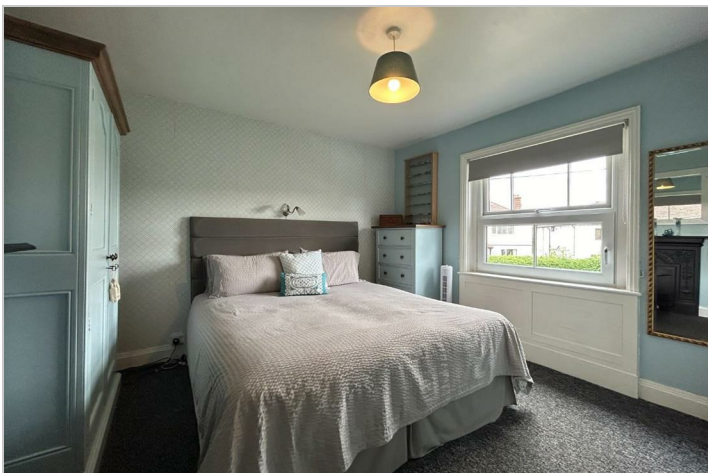
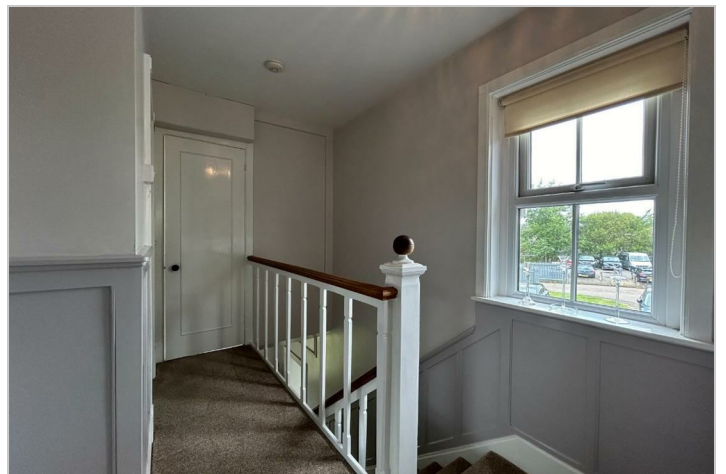
Smooth ceiling, four spotlight fitting, uPVC double glazed window with Georgian bar to the side elevation, sealed chimney breast with recess either side, fitted carpet and power points.

BEDROOM THREE

8'1" x 6'11" (2.46m x 2.11m)

Smooth ceiling, uPVC double glazed window with Georgian bar to the rear elevation, fitted carpet and power points.

Tel: 01787 479988



BATHROOM

5'10" x 5'9" (1.78m x 1.75m)

The modern white suite comprises enamel bath with chrome lever tap incorporating a shower attachment, bath side glass screen, dual flush close couple WC and rectangular wash hand basin with side fitted chrome lever tap. Smooth ceiling, uPVC double glazed window with privacy glass and Georgian bar to the front elevation, aqua boarding splash back to bath and basin, vinyl floor tiles.

OUTSIDE (Rear)

OUTSIDE WC

The white suite comprises low level WC and wash hand basin. uPVC door.

OUTSIDE STORAGE ROOM

19'10" x 4'4" (6.05m x 1.32m)

uPVC door, concrete floor, pitched roof to the side elevation, power and light connected.

REAR GARDEN

Facing in a southerly direction, the garden is segregated into different areas with an entertaining area to the immediate rear of the property featuring a fitted uPVC awning to rear elevation for the full width, enclosed by walling and fencing, the terrace gives way to a shingle screed area with established planting creating a private enclosed space which continues for the full depth of the adjacent outbuilding, at the far end steps lead up a pathway leading through an arch, grass area to one side and low planting to the opposite side, opening up to the garden which is mainly laid to grass, continuing established planting along one neighbouring side, raised vegetable growing areas to one side with timber garden shed in the far corner. Wire fencing screens the enclosed parking area with metal gate providing access from the garden, off street parking for multiple cars and ideal for caravan or boat parking. Metal double gates to open to the front where additional off-street parking is provided on the carriage style driveway with raised planting bed to the front.

OUTBUILDING (Ground floor)

Double wooden doors to the left side of the building on the front elevation open to the garage measuring 22'11" x 19'6" (6.99m x 5.94m), glazed window, concrete floor, power and light connected, courtesy door to the garden, steps up to side workshop, ramped access into the rear workshop. Side workshop measures 19'4" x 11'0" (5.89m x 3.35m), double wooden doors to the front elevation, two high level windows to the side elevation, concrete floor, power and light connected. The rear workshop measures 18'11" x 12'6" (5.77m x 3.81m), double wooden doors open to the side elevation into the gated parking area, glazed window opposite, high ceiling, concrete floor, power and light connected.

OUTBUILDING (First floor)

An external steel staircase rising to a first floor landing level with half glazed uPVC double glazed door opening to:



OPEN PLAN LIVING/DINING/KITCHEN AREA

21'11" x 19'6" max (6.68m x 5.94m max)

Smooth ceiling with two light pendants, two uPVC double glazed windows to the side elevation and larger uPVC double glazed window opposite, decreasing head height either side, fitted carpet, and power points. Wide opening to the kitchen area, fitted with a range of base cabinets beneath a roll edge work surface, one and half bowl stainless steel sink unit with mixer tap, turning work surface to one side with recess for electric cooker and fridge/freezer. Opening to a useful loft storage area. Door to:

SHOWER ROOM

7'4" x 6'9" (2.24m x 2.06m)

The white suite comprises shower cubicle with fixed glass screen and curved glass double doors, aqua boarding surround, electric fitted shower, vanity wash hand basin with chrome lever tap and a close coupled WC fitted to a Saniflo unit. Smooth ceiling with decreasing head height to one side, uPVC double glazed window with privacy glass to the side elevation, electric chrome towel radiator and vinyl flooring.

SERVICES

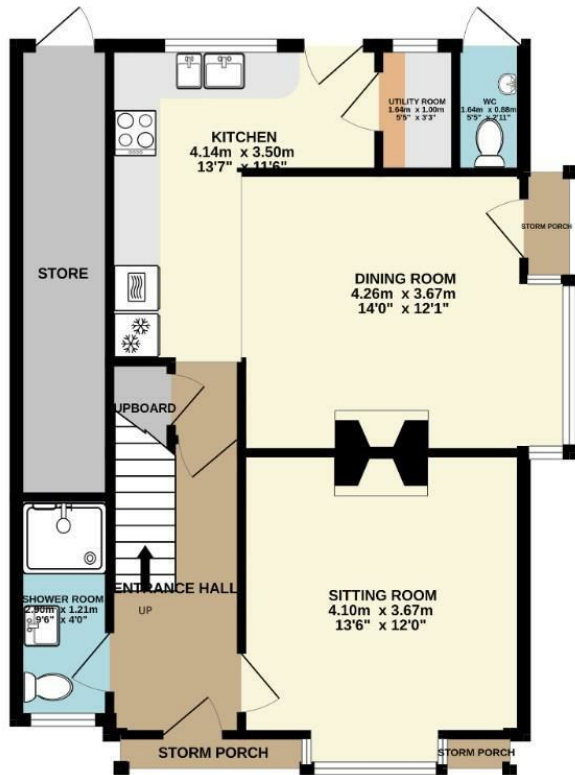
We understand from the Vendor that mains electricity, water and drainage are connected to the property.

Council Tax Band: D

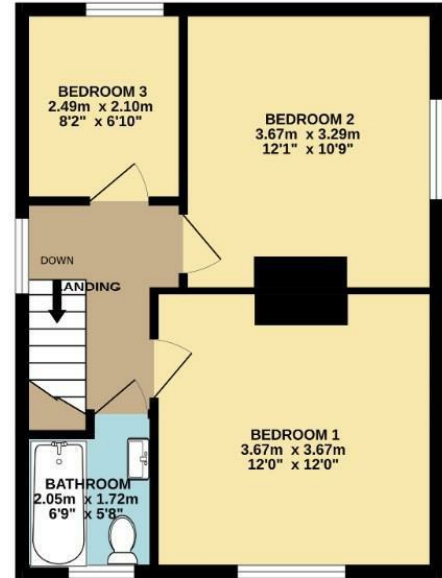




GROUND FLOOR
62.2 sq.m. (669 sq.ft.) approx.



1ST FLOOR
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA: 100.7 sq.m. (1084 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Road Map



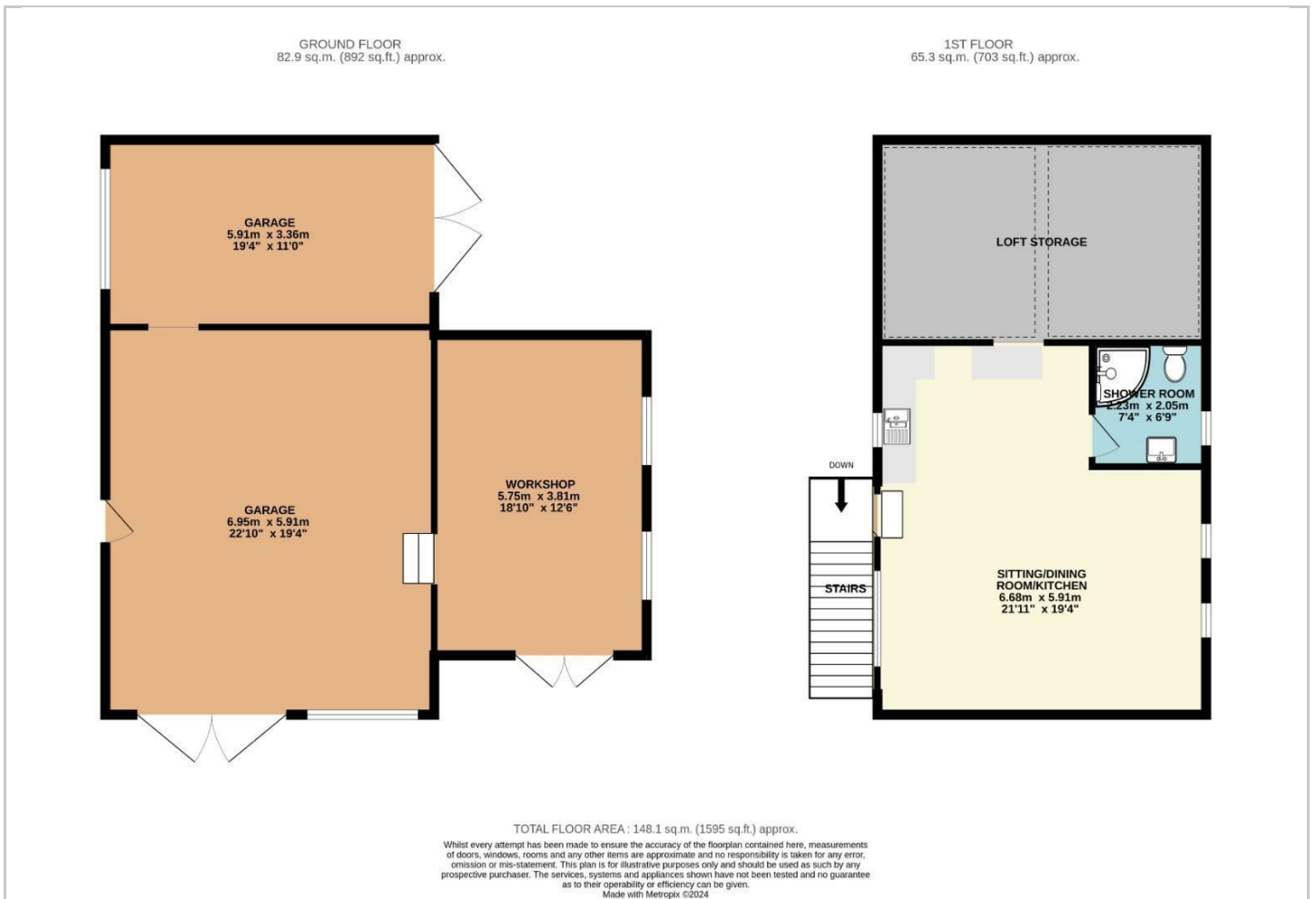
Hybrid Map



Terrain Map



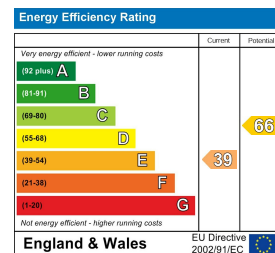
Floor Plan



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.