



**SCOTT
MADDISON**



14 Warburton Avenue

Sible Hedingham CO9 3JX

Asking Price £350,000

Freehold



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UPVC entrance door with side light to

HALL

Radiator. Cloaks cupboard.

BATHROOM

Suite comprising full length panelled bath with shower attachment, low level WC, pedestal wash hand basin. Double glazed window to side. Part tiled. Radiator.

LOUNGE

14'6 x 14'1 (4.42m x 4.29m)

Double glazed window to front. Radiator. Multi fuel fire.

BEDROOM ONE

12'5 x 10'9 (3.78m x 3.28m)

Window to rear. Radiator.

KITCHEN

10'10 x 8'8 (3.30m x 2.64m)

Comprising acrylic single drainer sink unit with mixer tap, work top surfaces to both sides. Integrated washing machine and fridge freezer. Cupboard housing the gas boiler. Work tops and base units. Electric hob, oven and grill, extractor fan over. Half glazed door and window to side.

DINING ROOM

12' x 10' maximum (3.66m x 3.05m maximum)

Includes turning stairs return. Patio doors to the conservatory to the immediate rear.

CONSERVATORY/SUN ROOM

Mainly UPVC double glazed construction on a brick plinth. Polycarbonate pitched roof. Door to garden.

LANDING/STUDY

Double glazed window to rear. Radiator.

BEDROOM TWO

11'9 x 11'4 (3.58m x 3.45m)

Velux window to front aspect providing natural daylight. Various eaves storage cupboards. Radiator.

BEDROOM THREE

9'9 x 8'1 widening (2.97m x 2.46m widening)

Velux window to front providing natural daylight. Radiator.

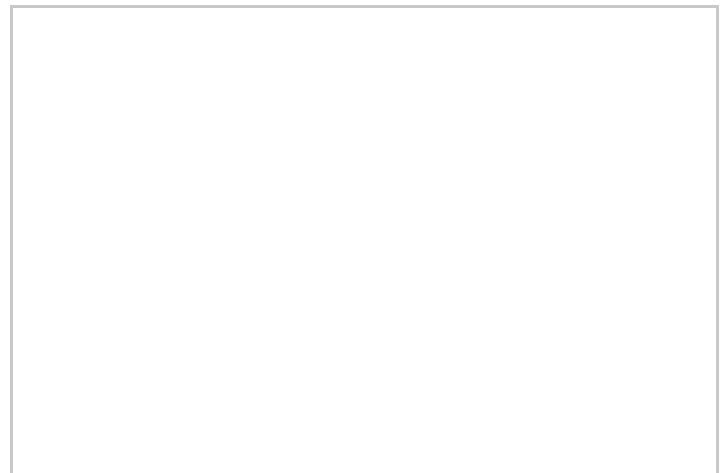
OUTSIDE

Raised rear garden extending to approximately 45' in depth. Lawned section. Raised decking to the far boundary, various flower and shrub display borders. Access to the side with single covered car port. Front open plan off road parking.

SERVICES

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

Council Tax Band: C



Road Map



Hybrid Map




Terrain Map




Floor Plan


Created by




EFCS & PROPERTY PRESENTATION

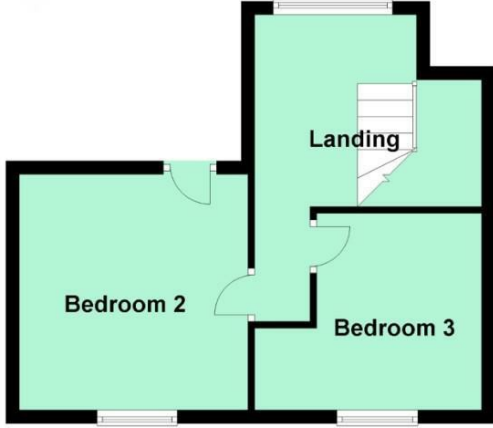


Ground Floor





First Floor



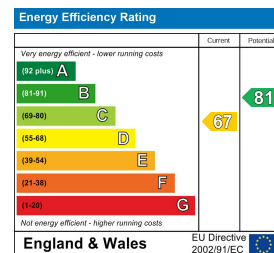
APPROX INTERNAL FLOOR AREA
103 SQ M 1108 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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



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