



**SCOTT  
MADDISON**



## 56 Mount Pleasant

Halstead CO9 1EG

Asking Price £410,000

Freehold





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## ENTRANCE PORCH

Entrance porch with UPVC window to double aspect, and door to Living room.

## LIVING ROOM

27'5" x 12'2" (8.36m x 3.71m)

UPVC window to front aspect, double anthracite doors to playroom, stairs rising to the first floor with bespoke built in cupboard, two feature wall hung radiators, wood effect flooring, spotlights, doors to

## CONSERVATORY

8'10" x 8'10" (2.69m x 2.69m)

UPVC windows to rear aspect, double French doors to garden, radiator

## KITCHEN/DINER

23'5" x 8'6" (7.14m x 2.59m)

UPVC window to front and rear aspect with fitted wooden shutters, tiled flooring, feature red brick fireplace, a country kitchen offering a range of matching eye level and base units with work surfaces over, inset sink and drainer, tile splash max, cooker range (STN), space for washing machine, double tumble trier, dishwasher and fridge, spotlights, door to rear lobby, door to garden.

## CLOAKROOM

Fully tiled walls. enclosed cistern wc, wall hung wash hand basin. storage cupboard.

## LANDING

UPVC double glazed window to side, a dog leg good size internal corridor double radiator.

## BEDROOM ONE

12'6" x 9' (3.81m x 2.74m)

Access to the loft space which we understand is insulated with fitted light, UPVC window to side and rear aspects, radiator.

## BEDROOM TWO

11'6" x 9'2" (3.51m x 2.79m)

UPVC double glazed window to rear aspect, radiator.

## BEDROOM THREE

11'10" x 8'10" (3.61m x 2.69m)

Storage cupboard, radiator. UPVC double glazed window to front aspect.

## BEDROOM FOUR

8'6" x 7'7" (2.59m x 2.31m)

UPVC double glazed window to front aspect. radiator.

## BATHROOM

8'6" x 8'2" (2.59m x 2.49m)

UPVC double glazed window to side, bathroom suite offering walk in double shower, bathtub, wash hand basin, WC, tiled flooring and towel rail.

## OUTSIDE

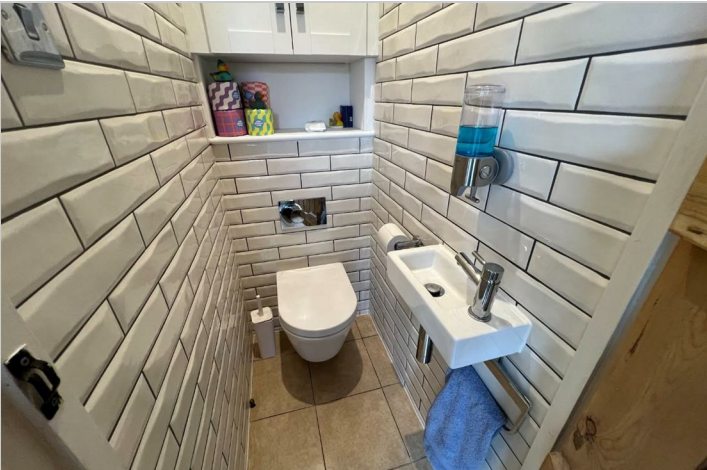
The REAR garden extends to approximately 61 feet in depth, enjoying a south westerly established aspect. Generous decking area to the immediate rear. Remainder of the garden is mainly laid to lawn enclosed by 6' panelled fencing, outside power and light. Established summer house 9'8" x 9'. Pedestrian side access available to both sides of the house leading to the FRONT. Open plan generous parking being laid to block paving.

SERVICES, we understand that mains, electricity, water and gas are connected to the property. The property also benefits from Solar PV Panels on the roof. Broadband is provided to the property by way of fibre-optic cables.

Council Tax Band: D

Tel: 01787 479988











## Road Map



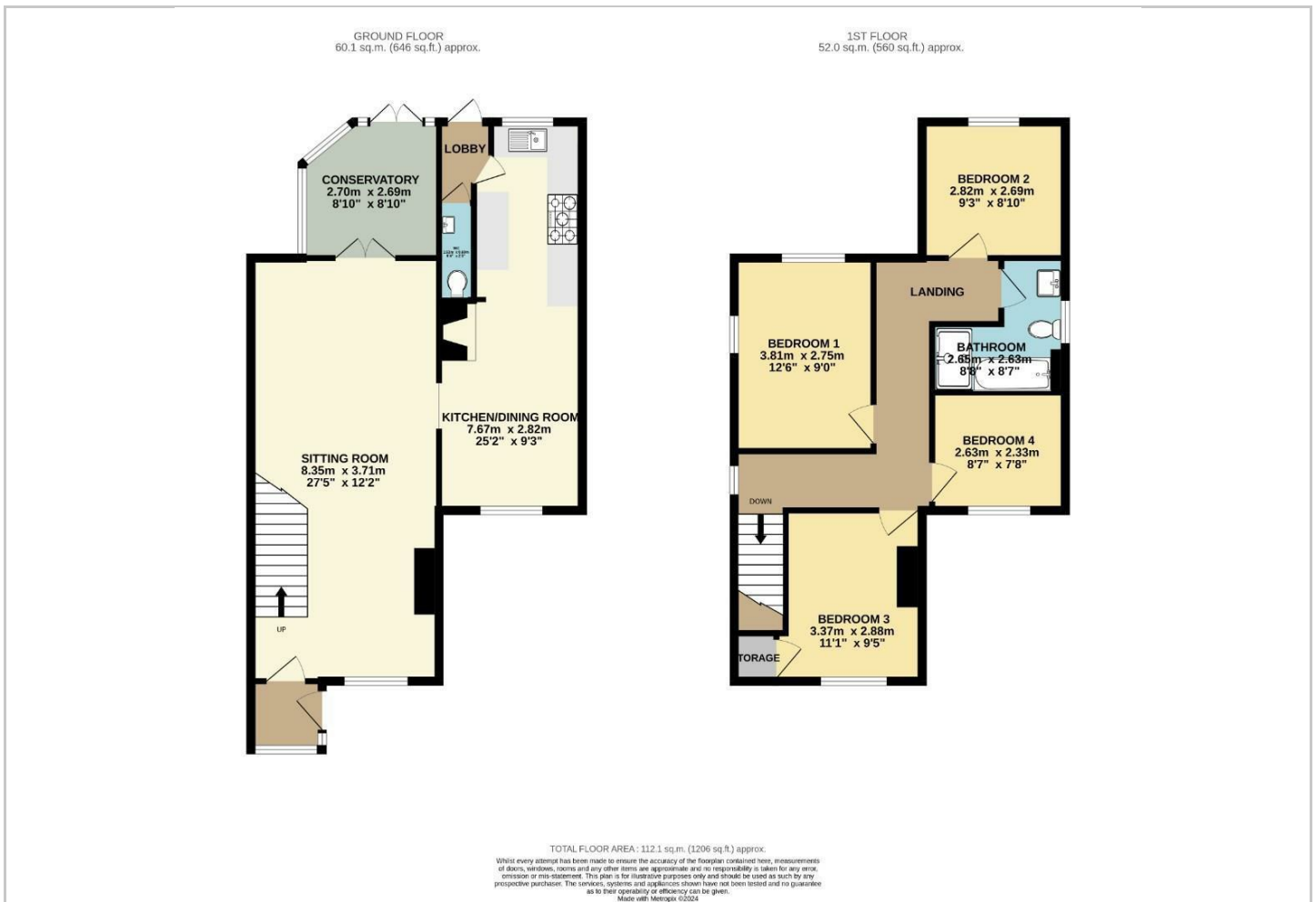
## Hybrid Map



## Terrain Map



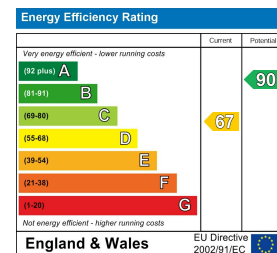
## Floor Plan



## 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



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