



**SCOTT
MADDISON**



7 Great Oak Court

Great Yeldham CO9 4PZ

Asking Price £240,000

Freehold



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Nestled in the charming village of Great Yeldham, this terraced house on Great Oak Court offers a delightful living opportunity. Boasting a lounge/dining room overlooking the rear garden, three bedrooms, and first floor shower room.

With 570 sq ft of living space, this house provides a warm and inviting atmosphere for you and your family. The convenience of parking for two vehicles in the 30ft long carport ensures that you'll never have to worry about finding a spot for your car.

The village location adds to the appeal of this property, offering a peaceful and close-knit community for you to become a part of. The seller has installed the latest high retention night storage heaters and double glazed windows and doors not only enhance the energy efficiency of the house but also provide a modern touch to the traditional charm.

Whether you're looking for your first home or a cozy village home, this property is an ideal first-time purchase. Don't miss out on the opportunity to make this house your own and enjoy the tranquil lifestyle that Great Yeldham has to offer.

Wood grain effect uPVC entrance door with oval double glazed privacy glass, opening to:

ENTRANCE HALL

4'8" x 4'4" (1.42m x 1.32m)

Textured ceiling and coved cornice, smoke alarm, staircase rising to the first floor with fitted carpet, ceramic tiled floor with inset coir mat, and power point. Opening to the kitchen and door to:

LOUNGE/DINER

12'11" x 11'0" (3.94m x 3.35m)

Textured ceiling and coved cornice, uPVC double glazed window to the rear elevation with an adjacent uPVC double glazed door opening into the rear garden. Dado rail, power points, wood laminate flooring and a Dimplex Quantum heater - latest range of high heat retention storage heaters. Door recess.

KITCHEN

7'8" max x 6'9" (2.34m max x 2.06m)

Textured ceiling and coved cornice, three spot light fitting, uPVC double glazed window to the front elevation, one and half bowl stainless steel sink unit with monobloc tap inset a wood block effect roll edge laminate work surface with cabinet below and adjacent space and plumbing for a washing machine, further cupboard beside. Continuing work surface to the far end with an inset four ring electric hob with a single cavity electric oven beneath, four drawer unit beside. Wall cabinets over feature under cabinet lighting, three tier open

corner unit and brushed stainless steel extractor fan over the hob. Shallow section of work surface beside provides additional useful working space with recess for a fridge freezer. Matt grey tile splashback, power points and ceramic tile floor continuing from the entrance hall. Concertina folding door.

FIRST FLOOR LANDING

Textured ceiling and coved cornice, smoke alarm, uPVC double glazed window to the rear elevation, a Dimplex Quantum heater - latest range of high heat retention storage heaters, and laminate flooring. Six panel doors open to:

BEDROOM ONE

9'9" x 9'4" widening to 12'3" (2.97m x 2.84m widening to 3.73m)

Textured ceiling and coved cornice, uPVC double glazed window to the front elevation with a Dimplex electric panel heater below, laminate flooring, and power points. Door recess.

BEDROOM TWO

8'6" x 9'9" widening to 12'3" (2.59m x 2.97m widening to 3.73m)

Textured ceiling and coved cornice, hatch to the loft space, uPVC double glazed window to the front elevation with a Dimplex electric panel heater below, laminate flooring, and power points. Bi-folding door to wardrobe, further door to the airing cupboard. Door recess.

BEDROOM THREE

6'10" x 6'6" (2.08m x 1.98m)

Textured ceiling and coved cornice, uPVC double glazed

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window to the rear elevation with a Dimplex electric panel heater below, laminate flooring, and power points.

SHOWER ROOM

6'1" x 5'5" (1.85m x 1.65m)

The white suite comprises vanity wash hand basin with chrome lever tap, dual flush close couple WC and a corner entry shower cubicle with chrome thermostatic shower valve and aqua board splashback. Textured ceiling, uPVC double glazed window to the rear elevation with privacy glass, and vinyl floor tiles.

CAR PORT

30ft in depth x 7'10" in width (9.14mft in depth x 2.39m in width)

Opening to the front elevation with off street parking for two cars. Access to the garden.

REAR GARDEN

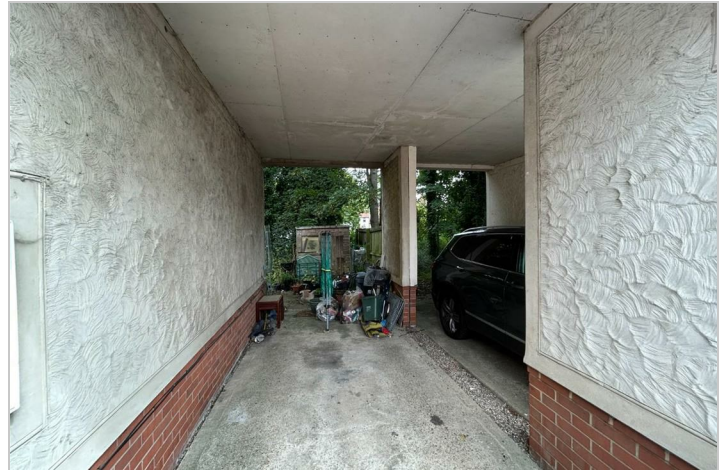
23'2" x 18'0" (7.06m x 5.49m)

The rear garden is defined to both neighbouring sides by panelled fencing, brick steps lead down from the lounge/diner onto the patio, pathway with dormant borders either side leads to the open rear boundary backing onto the River Colne. Wooden shed to one side.

SERVICES

We understand the following services are connected to the property electricity, water and drainage.

Council Tax band: A



Road Map



Hybrid Map



Terrain Map



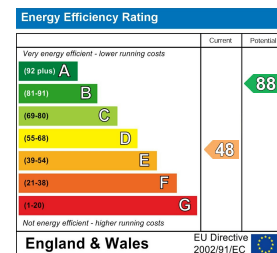
Floor Plan



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.