



**SCOTT
MADDISON**



9 Fox Yard

Wickham St. Paul CO9 2PW

Offers Over £445,000
Freehold



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HALL

The accommodation, entrance door to hall, stairs rise to the first floor

CLOAKROOM

Wash hand basin low level WC. Range of built in storage cupboards. Double glazed window to side radiator half tiled walls.

BEDROOM FOUR

10' 6" x 6' 11" (3.05m x 1.83m x 1.83m 3.35m)
Double glazed window to front, radiator.

SITTING ROOM

16'1" x 11'4"max (4.90m x 3.45mmax)
double glazed window to front, radiator. inset wood burner with attractive surround.

KITCHEN/DINER, L-SHAPE

21' x 13' reducing to 9'3" (6.40m x 3.96m reducing to 2.82m)

Enamel twin sink with mixer tap. Solid Butcher's block work surfaces to both sides. Extensive range of base units incorporating cutlery drawers, dishwasher, wall mounted cupboards over, under lighting, worktop to opposite side Tastefully appointed country style kitchen with white fronted wall and base units Integrated fridge, freezer, electric Rangemaster Cooker to remain. Tiled floor, double glazed window to rear.

UTILITY ROOM

Half glazed door to the side, oil fired boiler, Plumbing for automatic washing machine.

CONSERVATORY

9'5" x 6' (2.87m x 1.83m)

UPVC double glazed construction under a pitched roof. Doors to garden.

LANDING

Landing access to the loft space which we understand is insulated, boarded, fitted light and ladder.

BEDROOM ONE

14'8 x 10'5" (4.47m x 3.18m)

Radiator. Built in double wardrobe cupboards to remain. Double glazed window to front

BEDROOM TWO

10' x 9'3" (3.05m x 2.82m)

Double glazed window to the front, radiator..

BEDROOM THREE

15'5" x 6'10" (4.70m x 2.08m)

Radiator, Cupboard housing the hot water cylinder. Fitted light, Double glazed window to rear.

BATHROOM

9'10" x 7'10" (3.00m x 2.39m)

Full length panel bath mixer tap. Low level WC, wash hand basin. Walk in double shower cubicle with glass screen. Double glazed window to side.

OUTSIDE

Numerous flower and shrub display borders , mature rear garden enjoying sunny aspect. Patio, terrace to the immediate rear..

Timber garden, shed and greenhouse to remain. Attractive seating area to far boundary. An interesting wooden constructed entertaining covered area with

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wood burner and seating within, perfect for all year entertaining. Door to the OFFICE 17' x 7'3" widening. Good level of insulation. Power and light connector electric heater. Adjoining door to the single garage with up and over door power and light connected. Front generous parking for three, to four vehicles. Lawn area adjacent with flower and shrub display borders.

SERVICES

We understand that mains, electricity, water are connected to the property with the exception of gas.

Council Tax Band: D.





Road Map



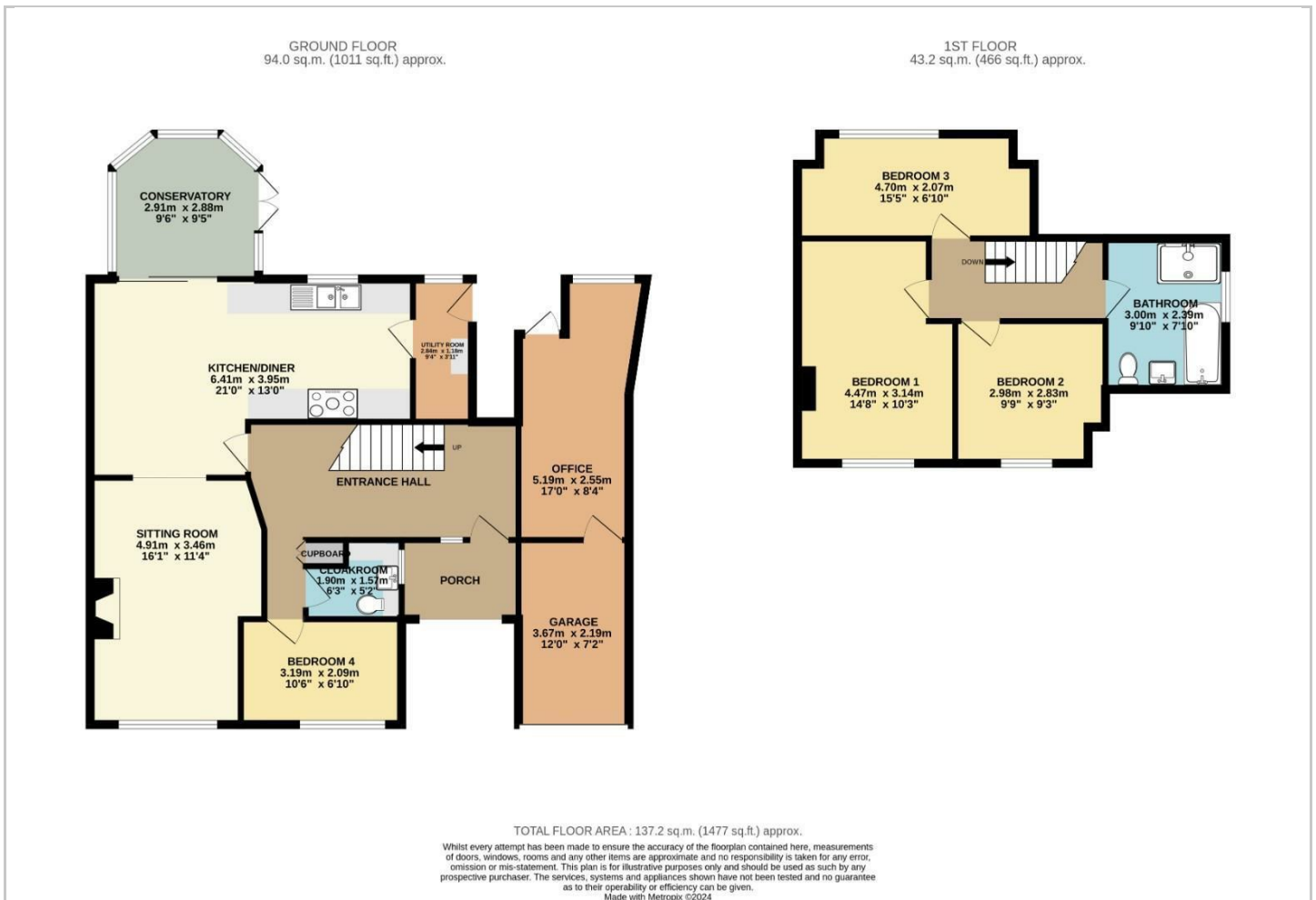
Hybrid Map



Terrain Map



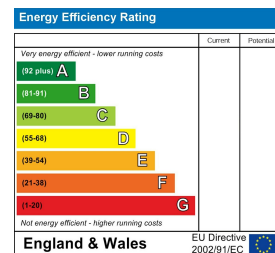
Floor Plan



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.