



**SCOTT
MADDISON**

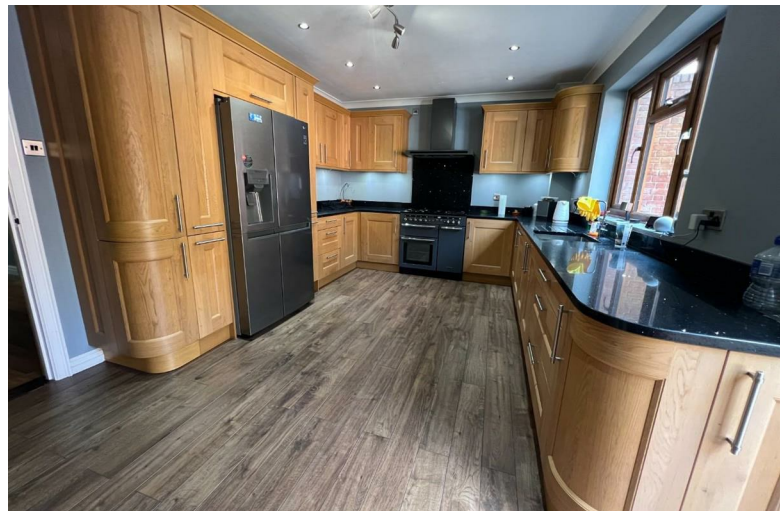


Brickbarn House Colchester Road

Halstead CO9 2EU

Asking Price £550,000

Freehold



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Entrance door to:

HALL

Two radiators. Turning stairs rise to the first floor with two windows to rear providing natural daylight. Deep under-stairs storage cupboard.

CLOAKROOM

Suite comprising low level WC and wash hand basin. Radiator.

STUDY

12'3 x 11'10 maximum I-shaped (3.73m x 3.61m maximum I-shaped)
Double glazed window to side.

LOUNGE/DINER

24'7 x 18'5 9'8 I-shaped (7.49m x 5.61m 2.95m I-shaped)
Double glazed windows to three aspects. Wood burner.

KITCHEN/BREAKFAST ROOM

15'8 x 11'1 (4.78m x 3.38m)
Comprising stainless steel one and a half bowl sink with mixer tap. Sweeping granite worktop surfaces to both sides. Integrated dishwasher. Five ring gas cooker range with electric oven under. Fridge freezer to remain. Double glazed window to side, door to garden.

UTILITY ROOM

Washing machine and tumble dryer to remain. Worktop surfaces. Mixer tap. Double glazed window and half glazed door to rear. Cupboard housing the gas fired boiler.

FIRST FLOOR - LANDING

Airing cupboard. doors to:

BEDROOM ONE

14'5 x 11'2 (4.39m x 3.40m)
Two double glazed windows to rear. Radiator.

EN-SUITE

Comprising shower cubicle, low level WC and wash hand basin. Radiator.

BEDROOM TWO

14'9 x 12'9 (4.50m x 3.89m)
Double glazed window to front and side. Radiator.

BEDROOM THREE

12'3 x 11'4 (3.73m x 3.45m)
Double glazed window to side. Radiator.

BEDROOM FOUR

9'8 x 9'2 (2.95m x 2.79m)
Double glazed window to front. Radiator. Fitted wardrobes.

BATHROOM

Suite comprising walk in shower cubicle, low level WC, wash hand basin and panelled bath. Ladder radiator. Double glazed window to side.

OUTSIDE

A mature approx. 75ft side garden, mainly laid to lawn, patio terrace enclosed by established conifers and fence. Metal shed to remain. Further side patio. Double garage with up and over doors, power and light connected, personal door to side. Summerhouse containing hot tub.

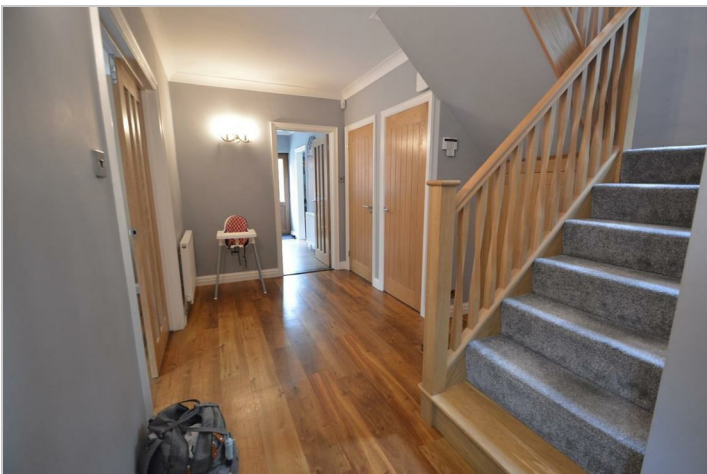
SERVICES

We understand that mains water, electricity and gas are connected to the property. The property also has the benefit of solar roof panels.

Council Tax Band: E

The Seller has advised us: "The property benefits from 12 solar panels, Solar Edge branded system with a maximum output of 4.8kw. The property also has a 7kw Type 2 Pod Point electric car charger fitted to the side of the property by the parking area."

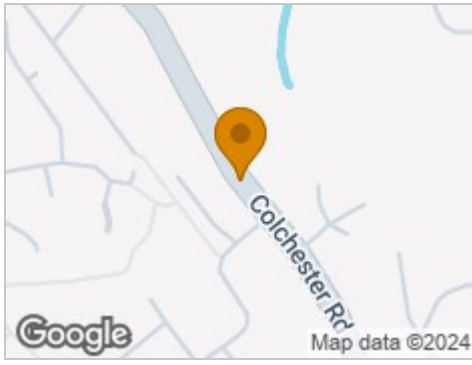
Tel: 01787 479988







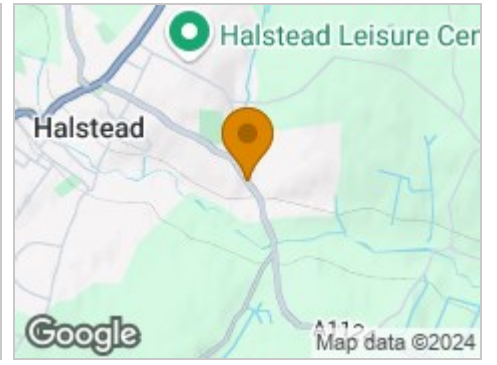
Road Map



Hybrid Map



Terrain Map



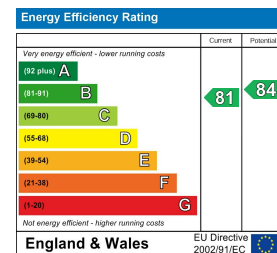
Floor Plan



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



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.