



15 St. James Close

Halstead CO9 1GX

Asking Price £279,950

Freehold



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OUTSIDE (Front)

The front garden features established planting to the front with paved pathway leading to the front entrance door with storm porch covering over, with two integrated downlights. Grass area either side of path.

ENTRANCE HALL

11'1" x 3'2" (3.38m x 0.97m)

Smooth ceiling and coved cornice, SINGLE RADIATOR, fitted carpet, and power point. Staircase to the first floor. Doors to:

CLOAKROOM

5'9" x 3'0" (1.75m x 0.91m)

The white suite comprises close-coupled dual flush WC and corner wash hand basin with chrome monobloc tap and tile splash back. Smooth ceiling, coved cornice, uPVC double glazed window to the front elevation with privacy glass, gloss finish to the wood effect flooring, and SINGLE RADIATOR.

LOUNGE / DINER

16'3" x 15'2" (4.95m x 4.62m)

Smooth ceiling and coved cornice, uPVC double glazed window to the rear elevation with DOUBLE RADIATOR beneath, pair of uPVC double glazed doors open to the rear garden. Door to understair storage cupboard. Power points, further DOUBLE RADIATOR and fitted carpet.

KITCHEN

10'5" x 7'10" (3.18m x 2.39m)

The fitted kitchen comprises roll edge laminate work surface on three sides of the room with a selection of drawer and cabinets fitted beneath finished with wood grain effect shaker style doors with brushed chrome t-bar handles. Wall cabinets fitted on two walls are finished with cornice and pelmet incorporating a cooker hood over the hob. One and half bowl stainless steel sink unit, space and plumbing for washing machine and space and plumbing for a dishwasher. Four ring electric hob with single cavity electric oven beneath. Recess for fridge/freezer. Wall hung gas boiler concealed in a wall cabinet. Tile splash back, power points, SINGLE RADIATOR and vinyl flooring.

LANDING

10'0" x 7'11" max (3.05m x 2.41m max)

Smooth ceiling and coved cornice, hatch to the loft space, power point and fitted carpet. Door to the airing cupboard. Further doors to:

BEDROOM ONE

15'2" max x 9'11" (4.62m max x 3.02m)

Smooth ceiling and coved cornice, two uPVC double glazed windows to the front elevation, SINGLE RADIATOR, power points and fitted carpet. Recess to one side. Door opening to a wardrobe/storage cupboard.

BEDROOM TWO

9'10" x 8'2" (3.00m x 2.49m)

Smooth ceiling and coved cornice, uPVC double glazed window to the rear elevation with SINGLE RADIATOR beneath, power points and fitted carpet.

BEDROOM THREE

10'10" x 6'8" (3.30m x 2.03m)

Smooth ceiling and coved cornice, uPVC double glazed window to the rear elevation with SINGLE RADIATOR beneath, power points and fitted carpet.

BATHROOM

5'6" max x 6'7" (1.68m max x 2.01m)

The white suite comprises panelled bath with chrome mixer taps and chrome thermostatic shower fitted over the bath, pedestal wash hand basin with chrome monobloc tap and a close coupled dual flush WC. Smooth ceiling and coved cornice, extractor fan, tile splashback, SINGLE RADIATOR and vinyl flooring.

OUTSIDE (Rear)

26'3" x 17'3" (8.00m x 5.26m)

Steps lead down from the lounge/diner to a paved terrace situated to the immediate rear giving way to a decking with paved pathway leading down to the rear gate opening to the parking area. The rear garden is enclosed by wooden fencing to all sides.

OFF STREET PARKING

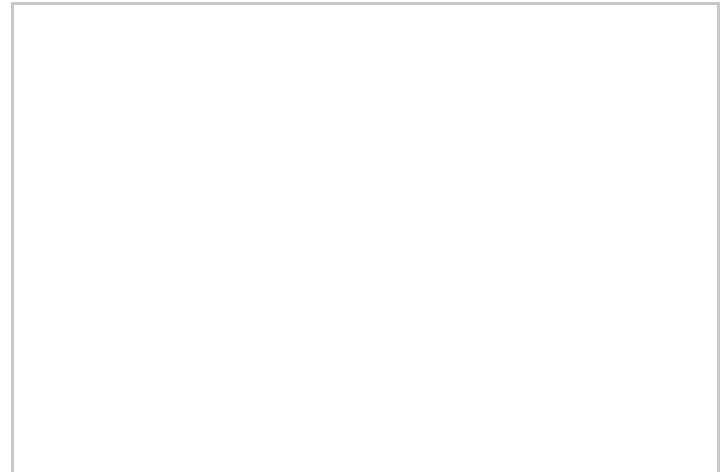
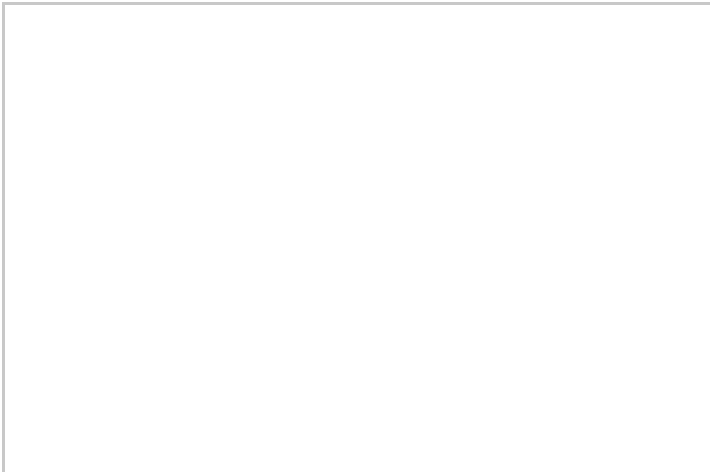
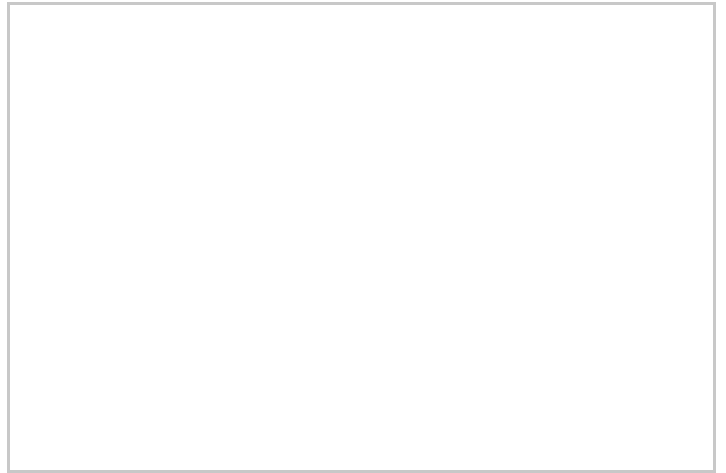
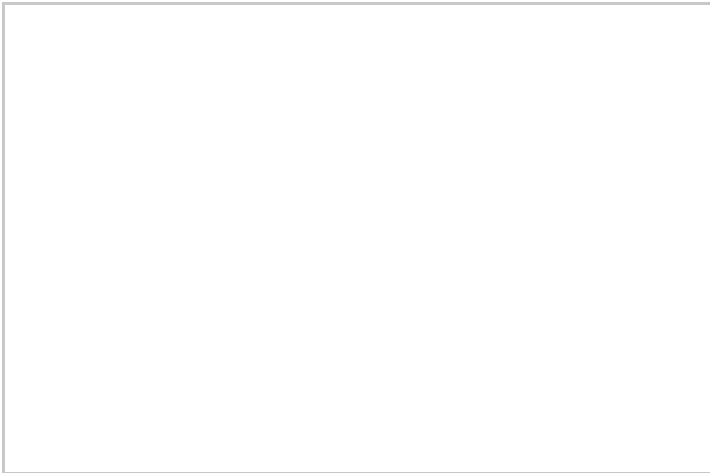
Two car parking spaces are allocated in tandem and situated to the rear of the property in a shared private parking area.

SERVICES

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

Council Tax Band: C

Tel: 01787 479988



Road Map



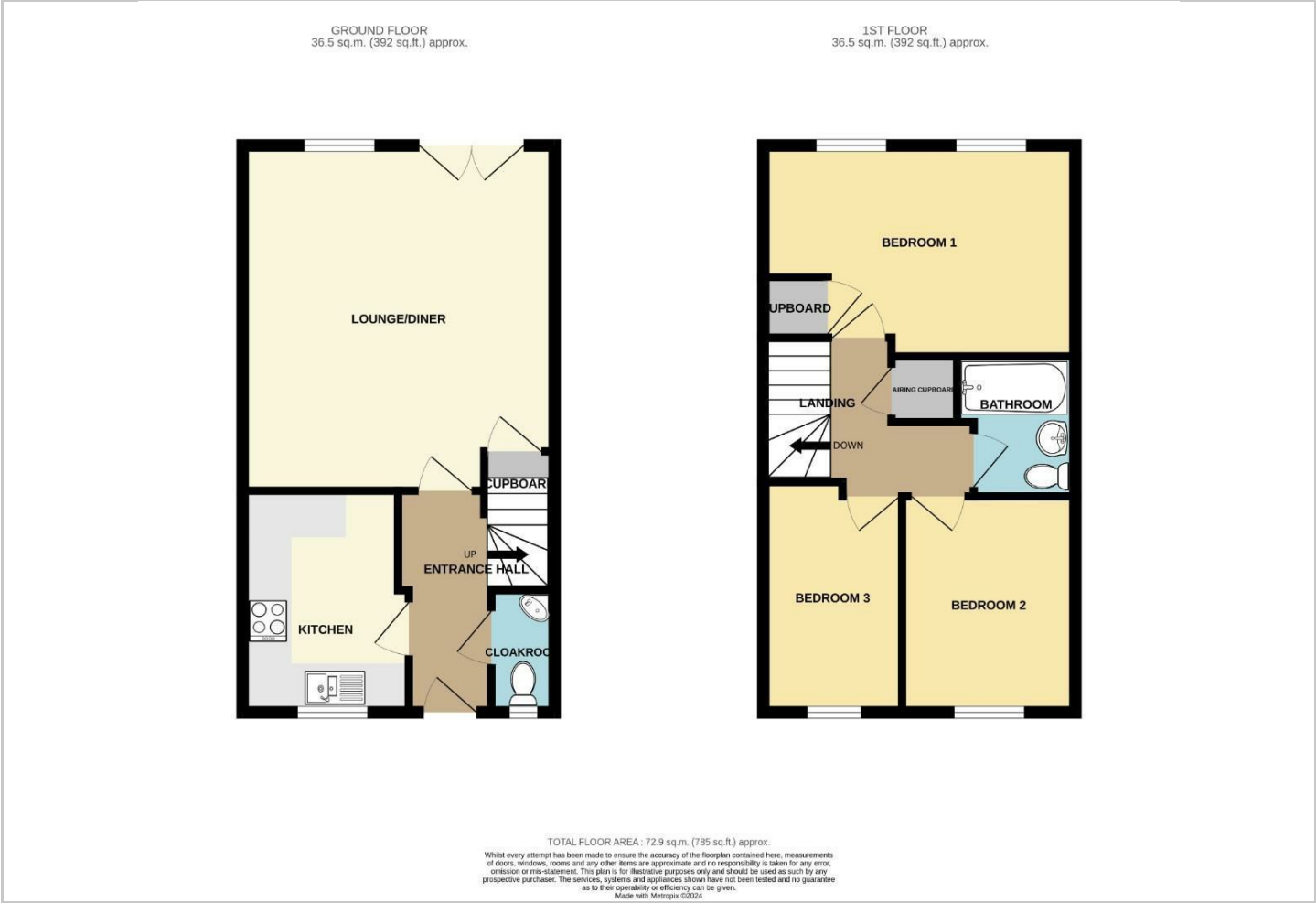
Hybrid Map



Terrain Map



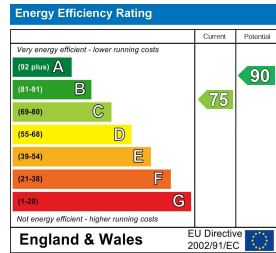
Floor Plan



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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