

oakheart

£400,000

Guide Price
Alexandra Road, Sible Hedingham

£400,000 - £425,000 Discreetly nestled on the fringe of Sible Hedingham located walking distance from local shops, public houses and amenities is this well appointed four bedroom detached family home offering generous accommodation throughout, a private driveway providing off street parking and a detached garage.

Upon approach this property stands out thanks to its redbrick exterior with partially rendered facade. Entry is gained to the porch, a well sized space offering space to store shoes and coats. The sitting room is a well sized room offering access to the garden via french style doors and making a feature of an electric burner sat

upon a stone hearth with cream mantle. Adjoining the sitting room is the dining room offering ample space for a 6/8 seat table with pendant ceiling light. The kitchen is traditional in style fit with a range of sleek cream units finished with black stone effect counter tops, terracotta tiled flooring and mosaic tiled splash backs. The kitchen also benefits from good amounts of natural light thanks to dual aspect windows. The kitchen provides access to the utility area offering further storage and work surface space. Concluding the ground floor is the cloakroom comprising low level WC and wash hand basin. To the first floor are four bedrooms, of which three allow space for double beds. The master bedroom benefits from en-suite

facilities comprising low level WC, was hand basin and shower cubicle. The family bathroom is a tidy space finished with floor to ceiling tiling fit with panel bath tub, low level WC and wash hand basin.

Externally the rear garden offers a large patio area, perfect for summer BBQs leading to a large section that is laid to lawn. There is a pebbled pathway running to the side of the garden allowing access to the driveway and garage. Call Oakheart today to arrange a viewing!

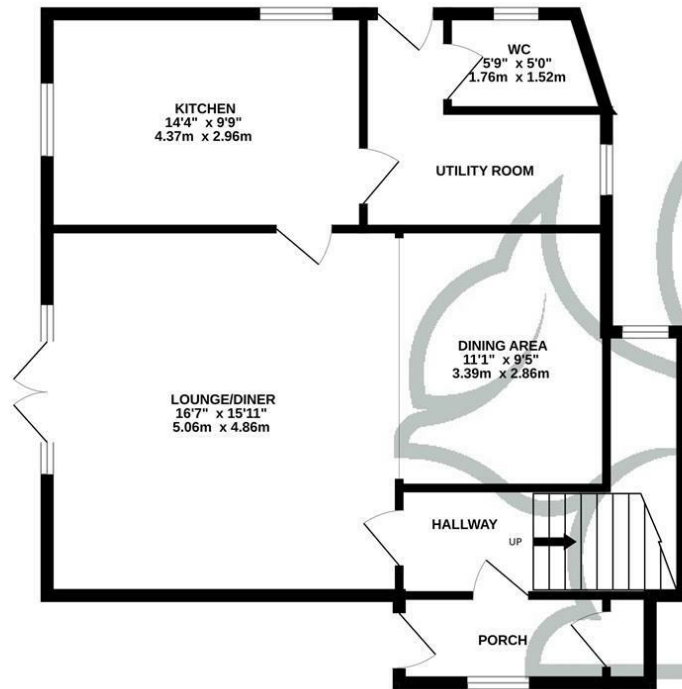




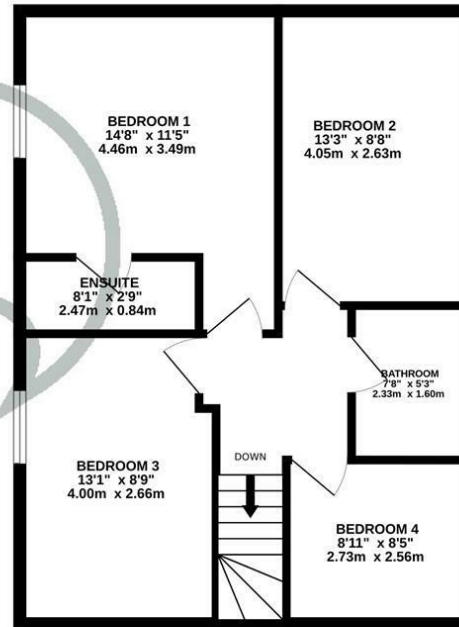




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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