

oakheart

£325,000

Hawthorn Close, Halstead





\*£325,000 - £335,000\* Occupying a favourable position on a widely regarded residential street a short distance from Halstead town centre is this immaculately presented three bedroom family home. Offering generous accommodation space with a nicely landscaped rear garden, off street parking and a garage, this home is not one to be missed!

Upon approach this home sits behind a neatly bedded frontage with steps leading to the strikingly modern grey front door. Entry is gained to a welcoming entrance hall allowing space for shoes and coats. The sitting room provides generous amounts of living space

enjoying plentiful natural light flow from dual aspect windows. To the rear of the property is the kitchen/diner. Offering a contemporary finish this space is fit with a range of sleek white floor and wall mounted units topped with wood effect work surfaces, a range style cooker with tiled splash backs, inset sink and drainer unit complete with mixer tap and sliding doors opening to the rear garden. To the first floor are three bedrooms, of which the principal and second bedrooms allow space to accommodate double beds. The principal suite further offers generous integral wardrobe space and dual aspect windows. To conclude the internal accommodation is the family bathroom offering stunning marbled panelling on the walls

with tiled flooring. The bathroom comprises of a corner bath suite, shower cubicle, low level WC and wash hand basin.

The rear garden commences with a paved seating terrace that leads to a further elevated seating space separated by raised red brick beds. The garden further allows access to the garage, of which benefits from power and lighting.

Call Oakheart today to arrange your viewing!



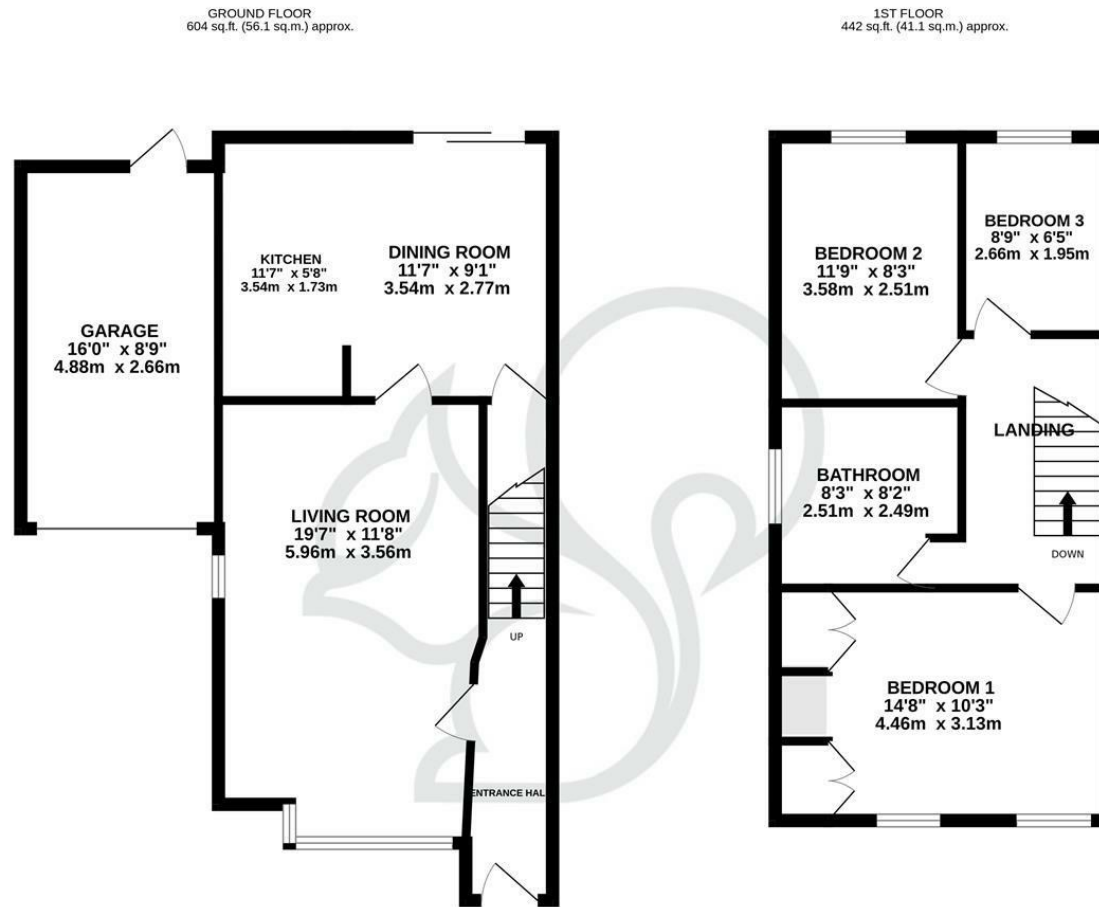












TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

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:**  
C

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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