

oakheart

£375,000

Offers Over
Halstead Road, Earls Colne



Offered for sale with no onward chain is this beautiful example of a characterful three bedroom semi detached house built in 1911. The property boasts a generous plot with parking for several vehicles whilst also being presented in immaculate condition throughout.

This attractive period house is situated within immediate proximity of Earls Colne High Street which is widely popular for its local amenities, bus links to Colchester and Halstead and the over subscribed Primary School. To the front of the property is a sizeable shingled driveway with a neatly kept lawn that is planted with four fruit trees and a row of evergreens that provide natural privacy. There is a

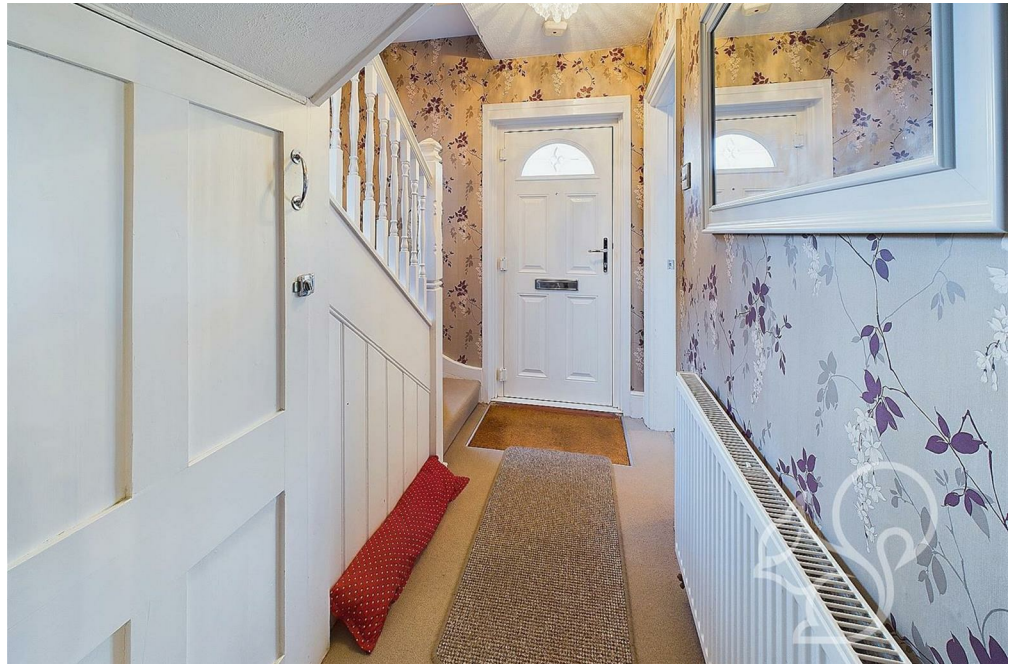
sizeable storm porch that protects the front door and frames the frontage nicely, entry is gained to a bright and well presented hallway with carpeted stairs rising to the first floor.

At the front aspect is the spacious yet cosy bay fronted living room that centres around a gas fireplace which is perfect for the colder winter months. Much like most of the ground floor the living room benefits picture rails, high ceilings and traditional tall skirting boards. At the rear aspect is the dining room that furthers to both the kitchen and separate study. The study is a handy space for home working with a lovely view of the garden to the rear. The kitchen at

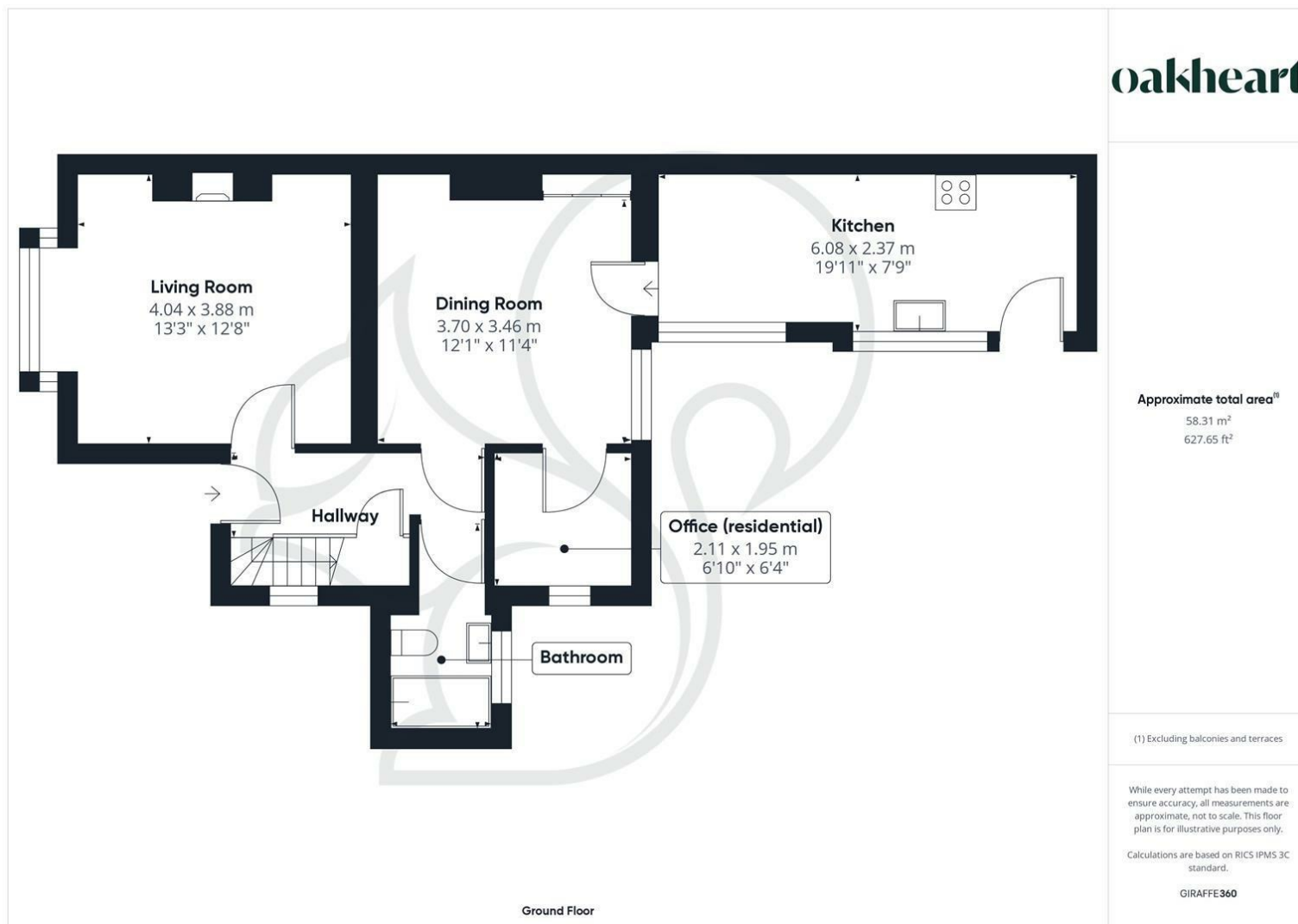
the rear of the property was extended before the current occupiers to create a deceptively large and well designed space that benefits a wealth of storage at both eye and low levels in addition to plenty of work surface space. There is space for three integrated white goods, a large American fridge freezer, NEFF four ring gas hob and extractor fan, NEFF double oven and spot lighting. The kitchen overlooks the garden and has a patio door leading to the outside dining patio.












Local Authority:
Braintree District

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

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