

oakheart

£325,000

Offers In The Region Of
Colchester Road, Halstead



Conveniently positioned a short distance from Halstead town centre is this immaculately presented three bedroom semi-detached home. Formerly a coach house dating back to the 1850s, this property was converted into residential accommodation in 2013, making for a characterful, yet contemporary living space.

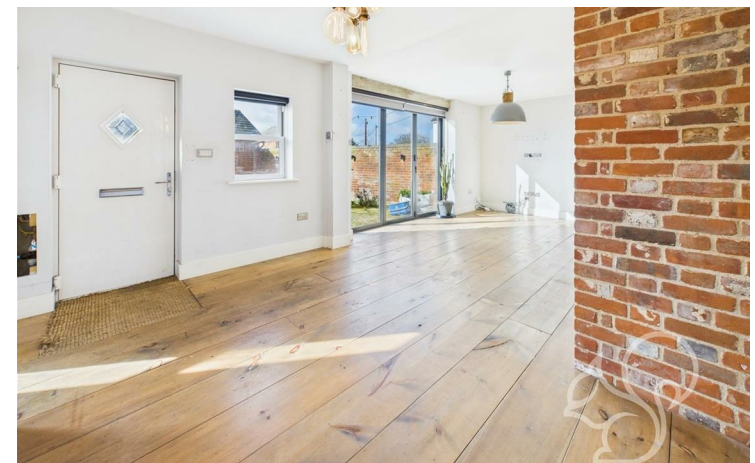
Entry to this home is gained to the bright and welcoming lounge/diner. This stunning open-plan living space boasts character and contemporary charm, featuring exposed brickwork, bespoke industrial-style shelving, and beautifully crafted wooden flooring. The room is bathed in natural light, enhancing its spacious and airy

feel, while stylish pendant lighting adds a touch of modern elegance. Offering a seamless transition to outdoor living, bi-folding doors open onto the garden. The contemporary kitchen is designed for both style and functionality, featuring high-gloss cabinetry, striking white worktops, and a bold glass splashbacks with space for appliances and a butler-style sink with a stylish black detachable mixer tap. Concluding the ground floor is the cloakroom featuring a low level WC and wash hand basin. Upstairs are three well sized bedrooms, of which the third bedrooms features bespoke integral wardrobe space, making for the ideal dressing room. The family bathroom features a free-standing bath tub, shower cubicle, wash

hand basin and low level WC.

Externally, this home allows off street parking for two cars with a brick built detached garage. The low maintenance courtyard style garden offers a peaceful external space featuring a paved seating terrace.

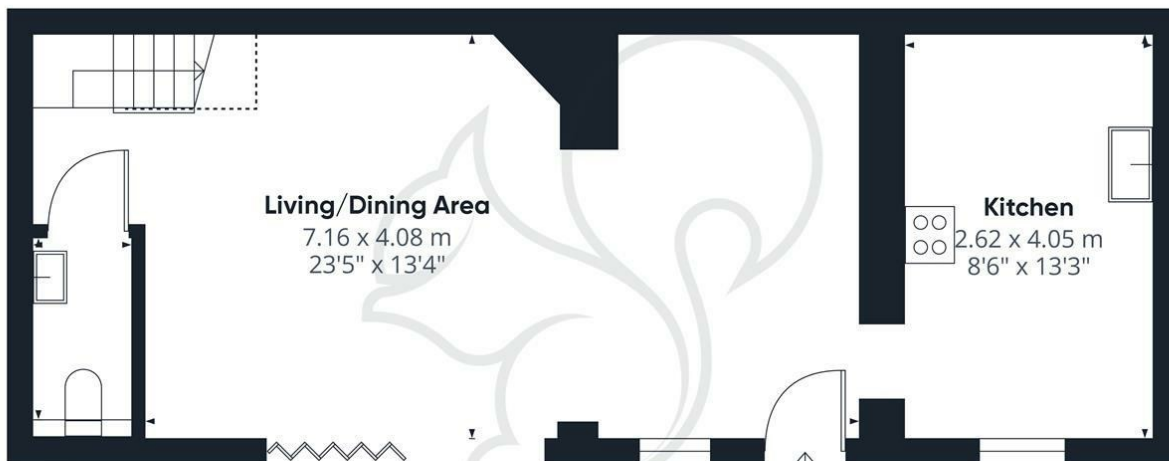
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area[®]

87.98 m²
947.01 ft²

Reduced headroom

0.98 m²
10.57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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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