

oakheart



£500,000

Price Guide

Birdbrook, Halstead

\*£500,000 - £525,000\* Nestled in a peaceful, semi-rural setting in the picturesque village of Birdbrook, this beautifully presented four-bedroom semi-detached home offers a tranquil lifestyle with the benefits of countryside living. Enjoying a superb position with fields to the front and rear, as well as offering a detached two bedroom annex, this home is perfect for multi generational living or a growing family.

Upon arrival, a generous driveway provides ample off-street parking, leading you to the front of the home. Stepping inside, a welcoming entrance hall offers a practical space with access to the principal ground floor rooms. The living room is a comfortable and inviting space, filled with natural light, perfect for

unwinding in the evenings. Flowing from here, the heart of the home is the open-plan kitchen and dining area, ideal for everyday family meals and entertaining guests. The kitchen is well-appointed with a range of modern units, creating a stylish and functional space. The first floor hosts four well-proportioned bedrooms, offering flexible accommodation for a growing family or for those needing a home office. The principal bedroom features an ensuite shower room, while the additional bedrooms are a perfect canvas for children's rooms or a guest suite. The contemporary family bathroom comprises of a panelled bath, low-level WC, and wash hand basin.

A key feature of this property is the separate, detached annex. This

self-contained dwelling offers an ideal living arrangement for extended family members or can be used as a source of income. It comprises a large open-plan kitchen and living area, two comfortable bedrooms, and its own private bathroom.

Outside, the property boasts a generous plot with a paved patio and lawn. A large timber workshop and shed offer excellent storage. The main highlight is the stunning, uninterrupted views of the surrounding farmland, providing a truly peaceful and picturesque setting.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
216 m<sup>2</sup>  
2323 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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