



## Spansey Court, Halstead

Guide Price £290,000



- Well presented throughout
- Easy access to Halstead Town Centre and local schools
- Extended three bedroom family home
- Open plan lounge plus open plan dining area and lovely size kitchen
- Ground floor cloakroom
- First floor well proportioned bedrooms and three piece bathroom
- Front and rear gardens
- Fronting onto Greensward



**Well presented extended three bedroom family home, found in popular residential area, overlooking "Greensward" to front. Close to local amenities, schools and easy access to Halstead Town Centre. Accommodation boasts impressive entrance hall, ground floor cloakroom/WC, lovely size lounge, dining area and stunning kitchen. First floor landing is home to three well proportioned bedrooms and family three piece bathroom. Externally the property has a nice size rear garden with covered patio seating area.  
GUIDE PRICE £290,000 - £310,000**

Impressive entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Lovely size lounge 14'4 x 11'3 overlooks the front aspect. Double glazed window. Smooth ceiling, spotlighting. Open plan dining room 14'6 x 8'4 storage cupboards. Smooth ceiling with spotlighting. Spacious kitchen 13'4 x 10'3 offers an array of wall and base mounted units with matching pan size storage drawers. Granite style work surfaces with up stands housing inset sink with swan neck mixer tap. Space for Range style cooker, American style fridge/freezer and other appliances. Feature "Lantern" style windows. French double glazed doors open onto rear garden. Wooden style flooring. Smooth ceiling with ample spotlighting.

First floor landing is home to three well proportioned bedrooms and family bathroom. Storage cupboards. Main bedroom 13'6 x 8'4 enjoys views over rear garden. Double glazed window. Fitted wardrobes. Bedroom two 11'1 x 9'3 double glazed window to front. Bedroom three 8'3 x 6'1 double glazed window to front. Storage cupboard. Bathroom comprises white panel double ended bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls. Obscure double glazed windows.

Externally the property has a good size rear garden commencing with covered patio seating area, Artificial lawn with further patio seating to rear. Rear access gate. Front garden overlooks "Greensward"

Council Tax Band: B  
Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



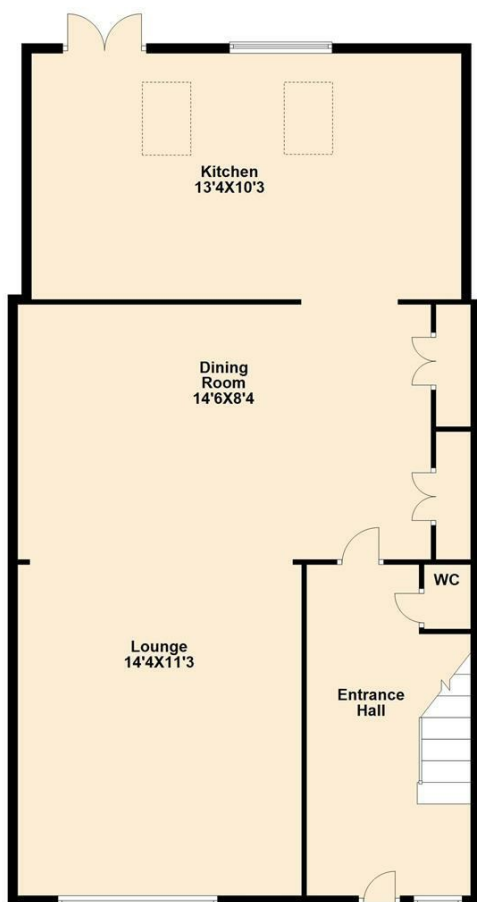


# Local Life

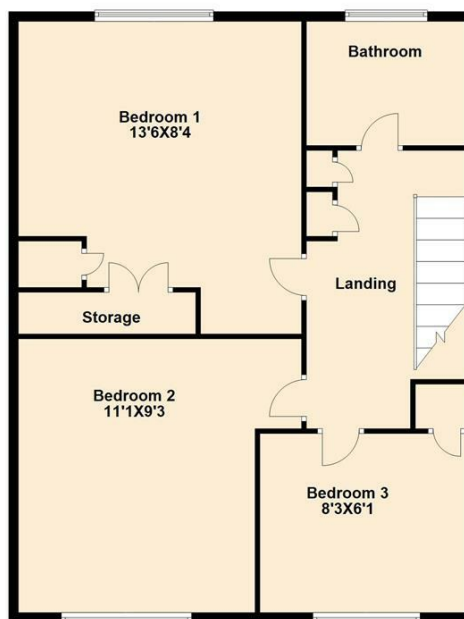
Halstead is a traditional market town with the River Colne running through the heart of it. A beautiful river walk runs alongside the river. The town is home to numerous independent boutique shops, family butchers & bakers, cafés, restaurants; a wealth of floral attractions, buildings built by the Courtauld's family and two beautiful Churches. Easy access to Sudbury and Colchester



Ground Floor



First Floor





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