

Balmforth

Estate Agents, Valuers & Letting Agents



School House Church Road

Halstead, CO9 4NP

Guide Price £375,000



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UPVC entrance door leading into

ENTRANCE HALLWAY

Two UPVC double glazed windows to side aspect. Tiled flooring. Night storage heater. Stairs rising to first floor.

DINING ROOM

14'7 x 10'7 (4.45m x 3.23m)

UPVC double glazed window to front aspect. Feature open fire place with stone tile and hearth. Wall mounted night storage heater. Wall lighting. Door to

INNER HALLWAY

Exposed beams and under stairs storage cupboard. Door to

LOUNGE

14'9 x 10'7 (4.50m x 3.23m)

UPVC double glazed window to front aspect. Feature open fire place with tiled surround. Wall mounted night storage heater. Wall lights.

KITCHEN

12'2 x 8'2 (3.71m x 2.49m)

UPVC double glazed window to side aspect. Fitted with a range of base and wall units with work surfaces over, stainless steel sink and drainer. Built in eye level Bosch oven and grill. Four ring electric hob. Space for fridge freezer. Space and plumbing for washing machine. Tiled flooring. Door to

LEAN-TO CONSERVATORY

21'9 x 10'5 (6.63m x 3.18m)

Wooden door leading out into the rear garden. Door leading into the attached double garage. Door to

DOWNSTAIRS SHOWER ROOM

Obscure wooden window overlooking the conservatory. Fitted with a low level WC, wash hand basin. Tiled shower cubicle with electric Triton shower. Wall mounted blow heater.

LANDING

Doors to

BEDROOM TWO

14'7 x 10'7 (4.45m x 3.23m)

UPVC double glazed window to front aspect. Wall mounted electric panel heater. Wall lights.

BEDROOM ONE

15'5 x 10'6 (4.70m x 3.20m)

UPVC double glazed window to front aspect. Wall mounted panel heater. Wall lights. Opening to

DRESSING AREA

7'9 x 5' (2.36m x 1.52m)

UPVC double glazed window to front aspect.

FAMILY BATHROOM

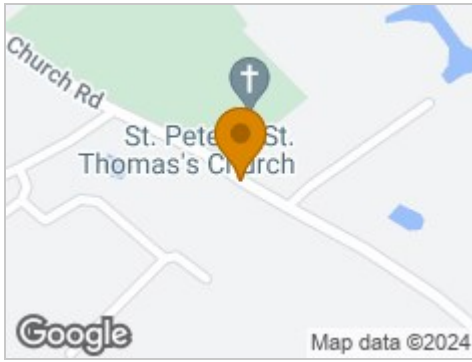
UPVC double glazed window to side aspect. Fitted with a matching coloured suite comprising side corner bath, low level WC, wash hand basin. Wall mounted blow heater. Airing cupboard housing the immersion cylinder. Inset spot lighting.

OUTSIDE

The property enjoys extensive gardens that wrap round the property with mature trees and shrubs. The front garden is mainly laid to lawn, enclosed by mature hedging with pathway to front door. Located to the side of the property is a gated driveway providing off street parking for several vehicles leading to the attached double garage with up and over type door. The remainder of the mature garden enjoys privacy and has extensive mature trees and shrubs. There is a secluded pond and seating area. Located to the rear of the garden is an attached wooden summer house.



Road Map



Hybrid Map



Terrain Map



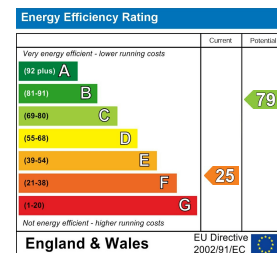
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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