



**Connells**

Brook Meadow  
Sible Hedingham Halstead



# Brook Meadow Sible Hedingham Halstead CO9 3PJ

for sale guide price  
**£400,000**



## Property Description

Introducing a captivating opportunity to call this beautifully extended semi-detached home, boasting three spacious bedrooms and benefiting from No Onward Chain.

Step into a property that exudes excellence at every turn, meticulously maintained and ready for you to move in without delay.

The ground floor welcomes you with a bright entrance hall, leading to a spacious kitchen/diner. The heart of the home lies a stunning 22' living room with bi-fold doors to the rear garden. Additionally to the ground floor there is a study that can effortlessly transform into a fourth bedroom and a practical utility/cloakroom.

The first floor offers three well appointed bedrooms and a family bathroom.

This remarkable property includes a multi-purpose out-building, featuring its own bedroom, living area and kitchen soon to be fitted, along with a delightful outdoor space complete with a hot-tub.

Externally this home enjoys an ample sized private rear garden and off road parking for multiple vehicles.

Located in the sought after village of Sible Hedingham this home is in close proximity to local amenities and reputable primary and secondary schooling.

Braintree is just a short distance away which benefits from its train lines which provides direct links to London Liverpool Street.

Furthermore, the A120 and A131 are within close proximity providing links to London Stansted Airport and Chelmsford.

## Entrance Hall

Stairs leading to the first floor, radiator.

## Kitchen/Diner

15' 5" x 12' 10" ( 4.70m x 3.91m )

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, integrated dishwasher, space for American style fridge-freezer, central island with breakfast bar, double glazed window to the front and rear aspect, storage cupboard, downlighters.

## Utility/Cloakroom

Inset sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units, space and plumbing for appliances, low level WC, floor to ceiling radiator, double glazed window to the rear and side aspect.

## Living Room

22' max x 11' 10" max ( 6.71m max x 3.61m max )

Double glazed bi-fold doors to the rear aspect, double glazed window to the side aspect, floor to ceiling radiator.

### Study/Bedroom Four

12' 10" x 9' 2" ( 3.91m x 2.79m )

Double glazed window to the rear aspect, radiator.

### First Floor Landing

Double glazed window to the front aspect, loft access, storage cupboard.

### Bedroom One

13' 11" x 12' 6" ( 4.24m x 3.81m )

Double glazed window to the rear aspect, storage cupboard, radiator.

### Bedroom Two

12' 10" x 12' 6" ( 3.91m x 3.81m )

Double glazed window to the rear aspect, radiator.

### Bedroom Three

9' 2" x 7' 10" ( 2.79m x 2.39m )

Double glazed window to the front aspect, radiator, storage cupboard.

### Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath, heated towel rail, double glazed window to the side aspect.

### Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, flower, tree and shrub borders, Pergola area with hot-tub.

### Annex

Power and light connected - kitchen due to be fitted.

### Living Space

20' 4" x 12' 10" ( 6.20m x 3.91m )

### Bedroom

13' 10" x 6' 7" ( 4.22m x 2.01m )

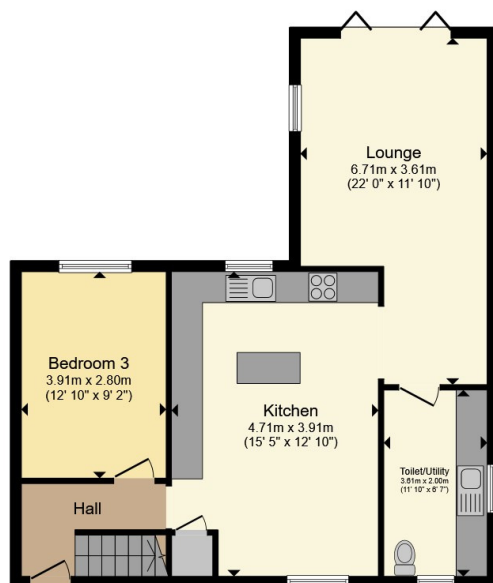




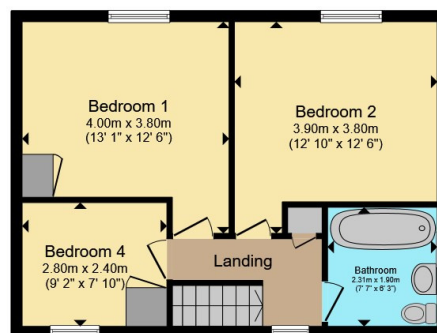




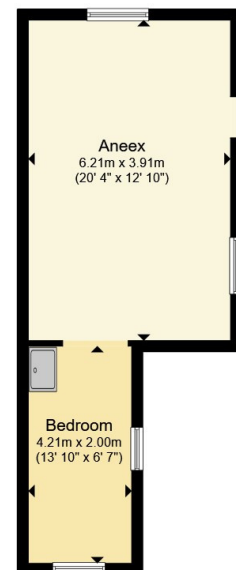




**Ground Floor**



**First Floor**



**Aneex**

Total floor area 149.7 m<sup>2</sup> (1,611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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