



**The Forge, Sudbury Road, Little Maplestead, Halstead, CO9 2RS**



welcome to

**The Forge Sudbury Road,**

**Little Maplestead, Halstead**

- **\*\*GUIDE PRICE £500,000 - £525,000\*\***
- 4 bedrooms
- Large plot
- Outbuildings
- Country style home

Tenure: Freehold EPC Rating: D

guide price

**£500,000-£525,000**

### Entrance Porch

Door to side aspect. Windows to front and side aspects. Door leading to lounge.

### Lounge

13' 2" x 15' 1" inc. recess ( 4.01m x 4.60m inc. recess )  
Window to front aspect. Stairs to first floor. Feature fireplace with logburner. Radiator.

### Dining Room

10' 11" x 11' 11" ( 3.33m x 3.63m )  
Window to side aspect. Fireplace with logburner. Radiator.

### Kitchen

22' 4" max x 9' 7" ( 6.81m max x 2.92m )  
Window to side aspect. Range of matching wall and base units. Space for white goods. Sink. Pantry cupboard.

### Bedroom One

13' 3" x 11' ( 4.04m x 3.35m )  
Window to side aspect. French doors to rear. Radiator. Door leading to en-suite. Underfloor heating.

### En-Suite

Window to side aspect. Wet room style. Suite comprising wc, wash basin and shower.

### Bedroom Two

10' 5" inc. wardrobe x 11' 9" ( 3.17m inc. wardrobe x 3.58m )  
Window to side aspect. Radiator.

### Bedroom Three

9' 7" x 9' 2" ( 2.92m x 2.79m )  
Window to front aspect. Radiator.

### Bedroom Four

9' 11" x 9' 7" max ( 3.02m x 2.92m max )  
Window to front aspect. Radiator.

### Bathroom

Window to rear aspect. Suite comprising wc, wash basin and bath.

### Rear Garden

Large plot covering rear, side and front. Laid to lawn with patio. Pond.

### Outbuilding(s)

Barn and double garage.



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**Property Ref:**  
HST106289 - 0005

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