



**Butlers Way, Great Yeldham, Halstead, CO9 4QL**



welcome to

## Butlers Way, Great Yeldham, Halstead

- 4 bedroom detached house
- Countryside views
- Garage and driveway
- Well presented

Tenure: Freehold EPC Rating: E

guide price

**£600,000**

### Entrance Hall

Door to front aspect. Stairs leading to first floor. Doors leading to lounge, internal lobby and cloakroom.

### Internal Lobby

11' 9" x 8' 9" ( 3.58m x 2.67m )

Two built in cupboards. Herringbone floor. Doors leading to entrance hall, utility room, playroom and kitchen/diner.

### Cloakroom

Window to front aspect. Suite comprising wc and hand basin. Radiator.

### Playroom

10' 8" x 9' ( 3.25m x 2.74m )

French door to rear aspect.

### Lounge

18' 2" x 18' 10" into recess ( 5.54m x 5.74m into recess )

Window to front aspect. Two radiators. Herringbone flooring. Two radiators. Doors leading into kitchen/diner.

### Kitchen / Diner

27' 11" x 11' 11" ( 8.51m x 3.63m )

Windows to rear and side aspects. Bi-fold doors to rear aspect leading to the garden. Range of matching wall and base units with solid wood work surfaces. Tiled splashbacks. Integrated appliances. Wine cooler. Ceramic sink. Tiled flooring.

### Utility Room

10' 9" x 5' 10" ( 3.28m x 1.78m )

Range of wall and base units. Tiled flooring.

### Landing

Doors leading to all bedrooms and bathroom. Two cupboards.

### Bedroom One

16' 4" max x 10' 8" ( 4.98m max x 3.25m )

Window to rear aspect. Built in wardrobes. Radiator. Door leading to en-suite.

### En-Suite

Window to side aspect. Suite comprising wc, wash basin and shower cubicle. Towel rail.

### Bedroom Two

11' 11" x 12' 10" + wardrobe ( 3.63m x 3.91m + wardrobe )

Window to rear aspect. Built in wardrobe. Radiator.

### Bedroom Three

13' 1" x 11' 10" ( 3.99m x 3.61m )

Window to rear aspect. Radiator.

### Bedroom Four

8' 8" x 8' 4" + wardrobe ( 2.64m x 2.54m + wardrobe )

Window to front aspect. Shutters. Built in wardrobe. Radiator.

### Bathroom

Window to front aspect. Shutters. Suite comprising wc, wash basin, roll top bath and shower cubicle. Towel rail.

### Front Garden

Laid to lawn, Parking for 2 vehicles.

### Rear Garden

Laid to lawn with patio area. Mature borders. Countryside view.



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Property Ref:

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