



**Woodpecker Lane, Sible Hedingham, Halstead, CO9 3FG**



**welcome to**

**Woodpecker Lane, Sible Hedingham, Halstead**

Shopping facilities, primary and secondary schooling are available in Sible Hedingham with more extensive facilities in Halstead and Sudbury. There is a train service from Sudbury via Marks Tey or Witham to London's Liverpool Street. Access to the A12 at Witham, the A120 at Braintree to the M11.

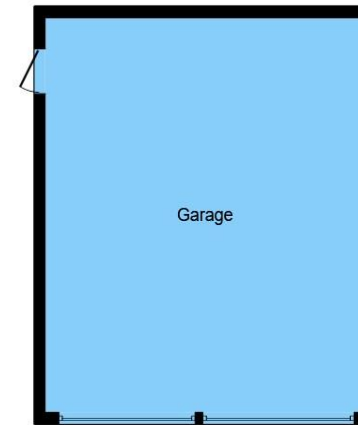




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Cloakroom**

**Study / Playroom**

11' 7" x 7' 4" ( 3.53m x 2.24m )

**Lounge**

17' 3" x 11' 10" ( 5.26m x 3.61m )

**Kitchen / Dining / Family**

**Room:**

**Kitchen**

14' 1" x 11' 8" ( 4.29m x 3.56m )

**Utility Room**

**Dining Area**

14' 1" x 8' 8" ( 4.29m x 2.64m )

**Family Area**

11' 10" x 9' 4" ( 3.61m x 2.84m )

**Mezzanine Landing**

**Bedroom One**

13' 2" x 11' 8" ( 4.01m x 3.56m )

**En-Suite**

**Bedroom Two**

11' 2" x 10' 6" ( 3.40m x 3.20m )

**En-Suite**

**Bedroom Three**

11' 10" x 10' 7" ( 3.61m x 3.23m )

**Bedroom Four**

11' 11" x 8' 6" ( 3.63m x 2.59m )

**Bedroom Five**

8' 5" x 7' 10" ( 2.57m x 2.39m )

**Bathroom**

**Front Garden**

**Rear Garden**

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.focalagent.com](http://www.focalagent.com)

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## Woodpecker Lane, Sible Hedingham, Halstead

- 5 bedroom detached
- Open plan kitchen/diner/family room
- Double garage
- Study/Play room
- Mezzanine landing

Tenure: Freehold EPC Rating: B

guide price

**£650,000-£675,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HST107620 - 0006

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