



**Station Road, Sible Hedingham, Halstead, CO9 3QA**





welcome to

## Station Road, Sible Hedingham, Halstead

- Guide Price £475,000-£500,000
- 4 Bedroom semi-detached house
- Self contained annex
- Study
- Modern fitted kitchen

Tenure: Freehold EPC Rating: D

guide price

**£475,000-£500,000**

**view this property online** [williamhbrown.co.uk/Property/HST107347](http://williamhbrown.co.uk/Property/HST107347)



Property Ref:  
HST107347 - 0005

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### Entrance Hall

Door to front aspect. Stairs to first floor, Doors leading to playroom/dining room and lounge. Luxury laminate flooring.

### Playroom / Dining Room

12' 4" x 9' 10" ( 3.76m x 3.00m )  
Window to front aspect. Radiator. Leads through to the kitchen. Luxury laminate flooring.

### Kitchen

14' 1" x 12' 6" ( 4.29m x 3.81m )  
Windows to front and side aspects. New range of modern sage green wall and base units with quartz and solid oak work surfaces. Butler sink. Integrated Zanussi 4 ring hob, Bosch double oven. Porcelain tiled floor.

### Rear Hall

Door to rear aspect. Utility cupboard with space for a washing machine and tumble dryer. Door to cloakroom. Porcelain tiled flooring.

### Cloakroom

Window to side aspect. Suite comprising wc and hand basin. Porcelain tiled floor.

### Lounge

19' 7" x 11' 4" ( 5.97m x 3.45m )  
Window and french doors to rear aspect. Fireplace, Radiator. Luxury laminate flooring.

### Landing

Loft access. Doors to bedrooms and bathroom. Carpet flooring.

### Bedroom One

14' 8" x 9' 10" ( 4.47m x 3.00m )  
Window to front aspect. Built in wardrobes. Luxury laminate flooring.

### Bedroom Two

12' 5" x 9' 10" ( 3.78m x 3.00m )  
Window to front aspect. Luxury laminate flooring.

### Bedroom Three

12' 5" x 9' 3" ( 3.78m x 2.82m )  
Window to front aspect. Luxury laminate flooring.

### Bedroom Four

9' 6" x 8' 5" ( 2.90m x 2.57m )  
Window to rear aspect. Luxury laminate flooring.

### Bathroom

Window to rear aspect. Suite comprising bath, shower cubicle with Aqualisa digital shower, wc and wash basin. Vinyl flooring.

### Front Garden

Laid to lawn with path leading to front door.

### Rear Garden

Laid to lawn with patio area.

### Annex

16' 7" x 24' 2" ( 5.05m x 7.37m )  
Open plan kitchen, living area and bedroom.  
Two sets of new triple glazed french doors and two triple glazed windows. Built in cupboard. Modern midnight blue kitchen units. Door leading to the shower room.



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