





## welcome to

# **Teaseldown Mill Road, Ridgewell Halstead**

We are delighted to offer for sale this Four Bedroom Family Home. Set back from the road and benefiting from a generous plot, the property offers light and spacious accommodation throughout. Further benefits include a detached Double Garage, Views over countryside to front and backing on to park.

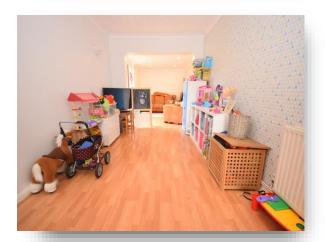












### **The Accomodation Comprises:**

Front door opening into...

#### **Entrance Hall**

The hallway sets the feeling for the property being light and open, commencing with stairs up to first floor, two windows to side, cupboard and doors to all rooms.

#### Cloakroom

Window to side aspect, w/c, wash hand basin.

## **Kitchen/dining Room**

20' x 12' 4" ( 6.10m x 3.76m )

Two windows to front aspect, french doors opening to courtyard seating area. The kitchen benefits from a range of wall and base units with work tops over, inset sink and drainer ad hob with extractor over, integrated oven and space for further appliances.

#### Lounge

20' x 12' 4" ( 6.10m x 3.76m )

Two windows to rear aspect and french doors opening again onto courtyard area.

#### Study/play Room

28' 9" x 9' 1" ( 8.76m x 2.77m )

Window to front and rear aspects and french doors to garden. This space does however offer potential buyers the opportunity to form a self-contained annex. (stp)

## **First Floor Landing**

Two windows to side aspect, cupboard and doors to...

#### **Master Bedroom**

17' 7" x 12' 4" ( 5.36m x 3.76m )

Window to front aspect, built in wardrobes and Ensuite containing w/c facilities.

#### **Bedroom Two**

17' 7" x 9' 8" ( 5.36m x 2.95m )

Window to front and rear aspect.

#### **Bedroom Three**

12' 4" x 11' (3.76m x 3.35m) Window to rear aspect.

#### **Bedroom Four**

8' 11" x 8' 5" ( 2.72m x 2.57m ) Window to rear aspect.

#### **Family Bathroom**

Window to side aspect, heated towel rail, modern suite comprising panelled bath with shower over and glazed screen, wash basin set into wall hung vanity unit and w/c.

#### **Double Garage**

Detached with Two separate up and over doors.

#### Gardens

The Front of the property benefits from a generous stone drive with established hedges and set to lawn, with path leading round to side and rear gardens. To the side is a patio area that forms the side courtyard seating area as well as storage area. The rear garden is set mainly to lawn with a range of established shrubs and hedges, the lawn itself is of a good size and offers a safe and enclosed area for families to enjoy.





## welcome to

## Teaseldown Mill Road, Ridgewell Halstead

- Detached Family Home
- Double Garage and Driveway
- Generous Gardens
- Well Presented Throughout
- Popular Village Location

Tenure: Freehold EPC Rating: D

# £475,000









Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HST105903 **see all our properties on** zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref: HST105903 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk