



Fox Yard, Wickham St. Paul, Halstead CO9 2PW

welcome to

Fox Yard, Wickham St. Paul, Halstead

FAMILY HOME located in the VILLAGE of Wickham St Paul. Set in generous and immaculately kept Grounds and benefits from four DOUBLE bedrooms, kitchen/breakfast room with utility room, two reception rooms, family bathroom, en-suite and downstairs cloakroom and a DOUBLE GARAGE.



Entrance Porch

Door to front aspect and door leading to:-

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Heater.

Cloakroom

Window to side aspect. Suite comprising low level WC and wash hand basin. Radiator. Part tiled.

Study

9' 5" x 5' 11" (2.87m x 1.80m)

Window to front aspect. Radiator.

Lounge

14' 10" x 12' (4.52m x 3.66m)

Sliding doors to rear aspect. Brick fireplace. Radiator. Step up to:-

Dining Room

10' 8" x 9' 2" (3.25m x 2.79m)

Window to front aspect. Skirting heating.

Kitchen

16' 9" x 8' 6" (5.11m x 2.59m)

Window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Integral double oven with hob and extractor fan over. Space for fridge/freezer. Part tiled walls.

Utility Room

8' 6" x 8' (2.59m x 2.44m)

Window to rear aspect. Fitted with matching wall and base units. Space for washing machine and fridge/freezer. Radiator.

Landing

Stairs rising from entrance hall. Access to loft. Radiator. Airing cupboard.

Bedroom One

16' x 10' 8" (4.88m x 3.25m)

Dormer window to front aspect. Eaves cupboard and double wardrobe. Radiator. Inset wash hand basin and vanity unit.

Ensuite

Window to rear aspect. Suite comprising low level WC. wash hand basin and bath, Radiator. Half tiled walls.

Bedroom Two

14' x 11' (4.27m x 3.35m)

Window to front aspect. Radiator. Cupboard. Inset sink in vanity unit.

Bedroom Three

12' x 11' (3.66m x 3.35m)

Window to rear aspect. Radiator. Cupboard.

Bedroom Four

9' 5" x 9' 3" (2.87m x 2.82m)

Window to front aspect. Radiator.

Bathroom

Window to rear aspect. Suite comprising low level WC and wash hand basin. Shower cubicle. Part tiled.

Outside The Property:

The stunning and immaculately kept gardens wrap around this established home and benefit from various sections which include patio areas, vegetable patch, formal areas and generous lawned area. The current owners have taken much pride in the presentation of the gardens and this is clear to see with seasonally stocked well presented flower beds.

Double Garage and Driveway.... the driveway is laid to concrete and leads to front of the garage. The Garage has up and over double door with power and light inside and personal door leading into utility room.



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welcome to

Fox Yard, Wickham St. Paul Halstead

- Detached Home
- Generous Gardens
- Much Requested Village
- Four Double Bedrooms
- Three Reception Rooms

Tenure: Freehold EPC Rating: F

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD106957 - 0008

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