



38 WESTROP DRIVE

Sible Hedingham, CO9 3FE

Guide price £355,000

**DAVID
BURR**



38 Westrop Drive, Sible Hedingham, CO9 3FE

Located on the Earls Garden development within Sible Hedingham, an immaculate modern three bedroom, one en-suite semi-detached house with aesthetically appealing flint façade and hedge planting. The property provides well balanced accommodation and has a light and airy feel. The rear garden has been thoughtfully landscaped and there is private parking to the rear. An excellently presented family home with an impressive B energy rating.

A short pathway leads to the entrance door with a courtesy light and canopy over. This opens to an L-shaped hallway which features an understairs storage cupboard. Stair flight rising to first floor level, and doors to sitting room, kitchen/dining room and cloakroom. The cloakroom features a white two-piece suit. The sitting room which feels spacious and cozy, enjoys a dual aspect with a prominent bay window affording lots of light and comfortably accommodates two large sofas. The kitchen/dining room features an impressive fitted kitchen with high gloss type units providing storage at floor and eye level, integrated electric oven and touch operated induction hob, sink top with mixer tap, built in fridge freezer, dishwasher and washing machine. There is also a concealed gas boiler. The dining area features French doors overlooking the rear garden and an additional window for maximum light ingress. To the first floor the principal bedroom features wardrobes with glass sliding doors and access through to an en-suite shower room with white suit. There are two further double bedrooms, the second bedroom again featuring a dual aspect and a family bathroom.

Exterior

The property enjoys the benefit of a thoughtfully landscaped rear garden with large patio area, shrub and flower beds, lawned area and pathway leading to the rear parking bay via a gate. Also sited within the garden is a timber shed. The rear garden features a relatively high degree of privacy due to the estate layout and proximity of neighbouring houses.

The parking bay accommodates two cars in tandem.

The Earls Garden Development is located within a convenient distance of the centre of the village which provides amenities including Co-op supermarket, pub, doctors' surgery, two petrol stations and well regarded primary and secondary schools.

The immaculately presented accommodation comprises:

Modern semi-detached home	Aesthetically appealing flint façade
Three bedrooms	Family sitting room
Cloakroom	Family bathroom
Kitchen/dining room	En-suite shower room
Private parking bay	Impressive energy rating
Convenient location	Landscaped garden

Agents Note;

The development is subject to a management charge for maintenance of communal areas. Currently we understand this is levied at £93.00 biannually.

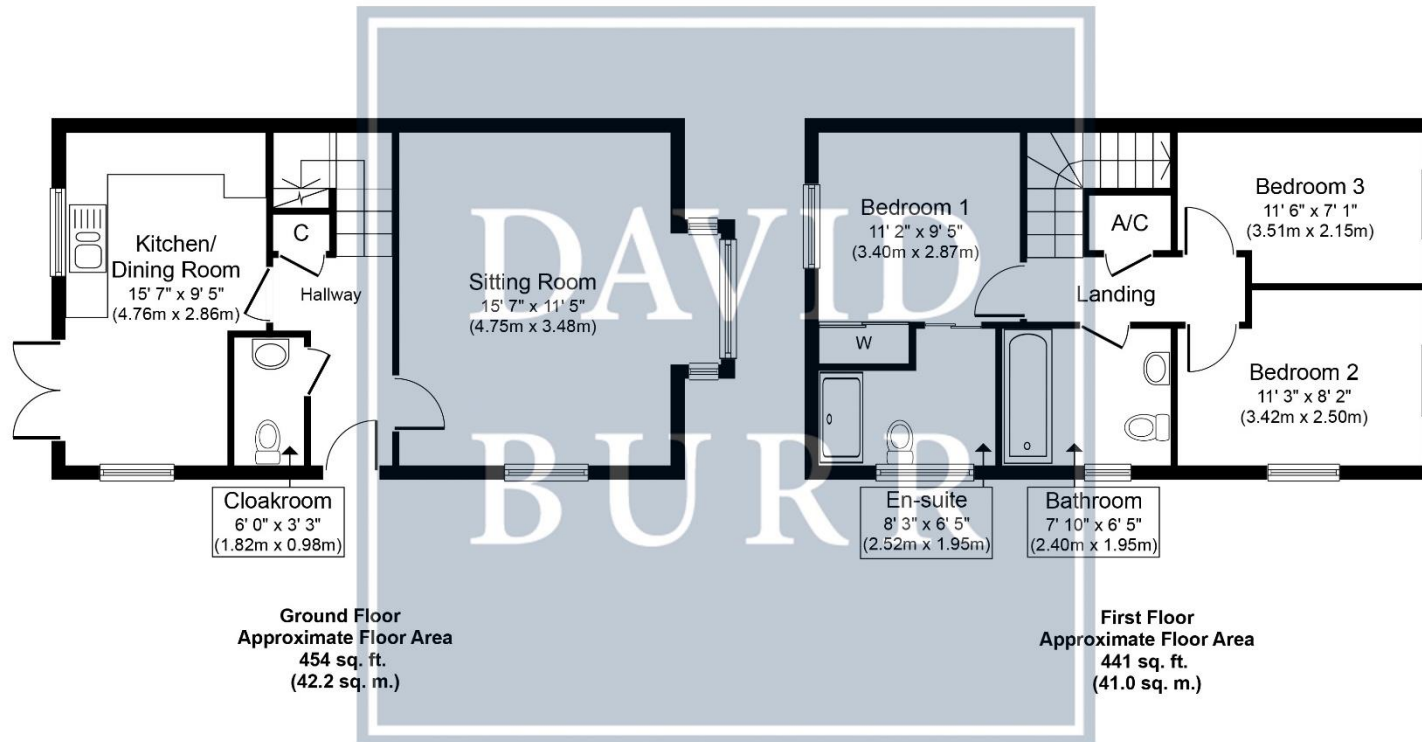
Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

Services: Main water, electricity and drainage.
Gas fired heating to radiators. EPC rating: B. Council tax band: D.
Broadband speed: up to 1000 Mbps (Ofcom).
Mobile coverage: EE, O2 & Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
Viewing strictly by appointment with David Burr.
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Contact details

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