



124 NUNNERY STREET

Castle Hedingham, CO9 3DR

Guide price £295,000

**DAVID
BURR**



124 Nunnery Street, Castle Hedingham, CO9 3DR

A superbly presented, cleverly adapted and modernised two bedroom semi detached timber framed cottage representing the ideal first time purchase, down scaling opportunity or letting/holiday home. The property is visually impactful throughout but particular features include the wonderful kitchen which is the centre piece of this lovely home. Both bedrooms are of double size and the garden is private and perfect for entertaining. The property is ideally located for access to the village centre being approximately a 15 minute walk, and a viewing of this delightful cottage is thoroughly recommended.

Arched storm porch leading to entrance door to the left hand side, which opens to the lovely light and airy sitting room with windows to two aspects and a fireplace (unused), feature open tread stair flight with stainless steel handrail leading to first floor level and exposed timbers. The sitting room opens to a wonderful kitchen which features as it's centre piece a large island formed of counter top, underslung sink and copper effect mixer tap, electric hob and below secreted washing machine and dishwasher. Across one wall is a span of cupboards which conceal storage, shelving and an internal contemporary dresser style combination, additionally integrated fridge freezer and storage cupboard for iron and hoover. There is a stable style door from the kitchen to the rear garden.

The first floor landing provides access to two very spacious bedrooms, one to the front of the building with fitted wardrobes and further double bedroom to the rear which features a cupboard housing the gas boiler and former fireplace.

The bathroom is centrally located off of the landing and features a bath with shower mixer tap and shower attachment, hand basin with vanity storage drawer below, low level WC, heated towel rail and ceramic tiled floor area.

Outside

The rear garden features a patio area with pathway subdividing lawn sections leading to a raised timber decked sun patio. The rear garden enjoys a relatively high degree of privacy, there is also an outside water tap and a gate from the rear garden leading across the rear of the neighbouring cottage and then out onto Nunnery Street.

The immaculately presented accommodation comprises:

Semi detached cottage	Superb Kitchen/breakfast room
Two double bedrooms	Lawned and patio rear garden
Impressive bathroom	Village location
Sitting room	

Agents notes:

There is a right of way from the cottage across the rear of the neighbouring property for access out to the street.

Garden photos were taken in Summer 2023.

Listed Entry Number: 1122948

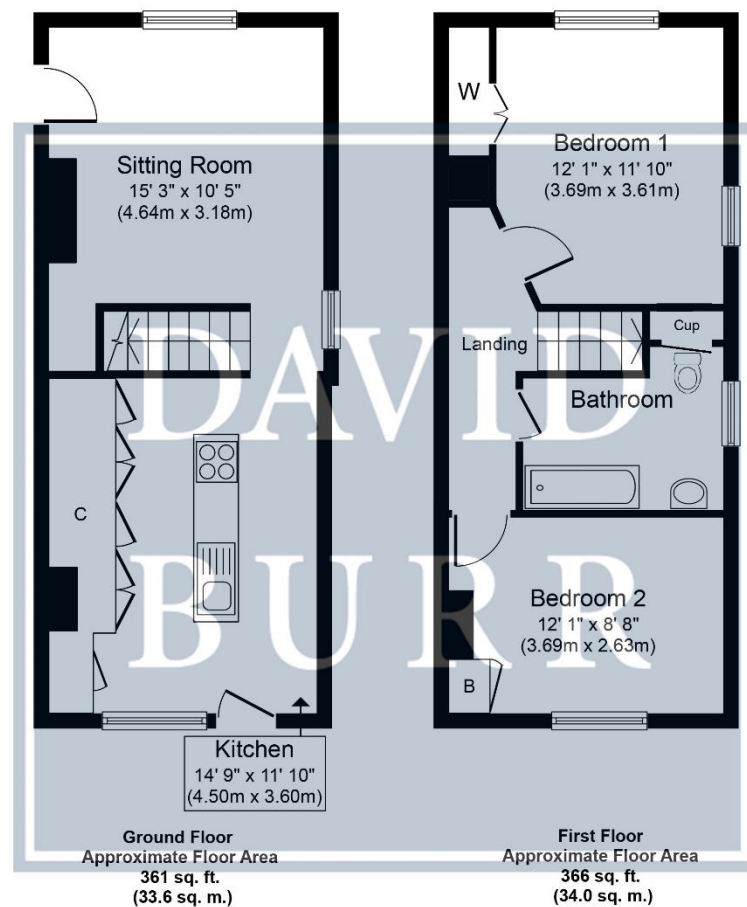
Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field, primary school and playing fields. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx. 30 mins
Braintree 10 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: N/A Council tax band: C

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: 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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