



30 NEW PARK

Castle Hedingham, CO9 3HH

Guide Price £325,000

**DAVID
BURR**



30 New Park, Castle Hedingham, CO9 3HH

30 New Park is a well situated property offering spacious and versatile family accommodation arranged over two floors in a pleasant village location with wonderful views to the rear.

There is a useful lobby which provides storage space beyond which is the entrance hall which has oak effect flooring, stairs rising to the first floor and panelled oak doors to the reception rooms. The living room is situated to the front of the property overlooking the garden with greensward beyond, and has a large window to the front elevation with shutters and provides a cosy informal family space. The heart of the house is formed by a stunning open plan kitchen/breakfast/family room which has sliding patio doors opening to the garden, a tiled floor, fireplace with a log burning stove, a part vaulted ceiling and a substantial island unit with a breakfast bar which provides a focal point. The kitchen is extensively fitted with a range of floor and wall mounted units with a one and a half bowl sink, plumbing for a dishwasher, a 'Neff' oven and hob with an extractor hood above and there is an impressive Velux window in the rear extension flooding the room with light. A further panelled oak door leads to a practical cloak/utility room which is fitted with a matching white suite and has plumbing for a washing machine and space for a tumble dryer.

The first floor is equally impressive with a large landing and a window to the side which gives wonderful roofline views over the village and a door accesses a useful linen cupboard housing the hot water system.

The principal bedroom is situated to the rear of the property and is generous in its size and has wonderful views to the rear garden and rolling countryside beyond. The second bedroom is situated to the front of the property and is a generous size and has views to the front garden and greensward beyond. The third bedroom is situated to the rear of the property benefiting from views over the open countryside, and the three bedrooms are served by a well-appointed family bathroom which has a 'P' shaped bath with tiled surround, shower above and a vanity unit with a sink, WC and a wooden worktop, beneath which is ample storage.

Outside

The property is approached by two white gate posts leading to a drive providing extensive parking, beyond which is a detached garage. The front garden comprises expanses of lawn with shrub borders to the sides, stocked with a variety of perennials to provide colour and interest.

The rear garden is a true delight and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sun. There is a low maintenance gravel terrace immediately to the rear of the kitchen which is perfect for 'alfresco' dining. Beyond that are large expanses of lawn which are flanked by a variety of borders with shrubs and perennials which provide all colour and interest. At the end of the garden is a wooden gate which segregates the vegetable garden which has raised beds.

The well presented accommodation comprises:

Sought after village location	Field views
Versatile family accommodation	Large south and west facing garden
Stunning semi-open plan kitchen	Off road parking and garage
Separate sitting room	NO ONWARD CHAIN.
Three bedrooms	

Agents' notes:

The garage roof is asbestos, purchasers are advised to make their own enquiries as to its condition and suitability.

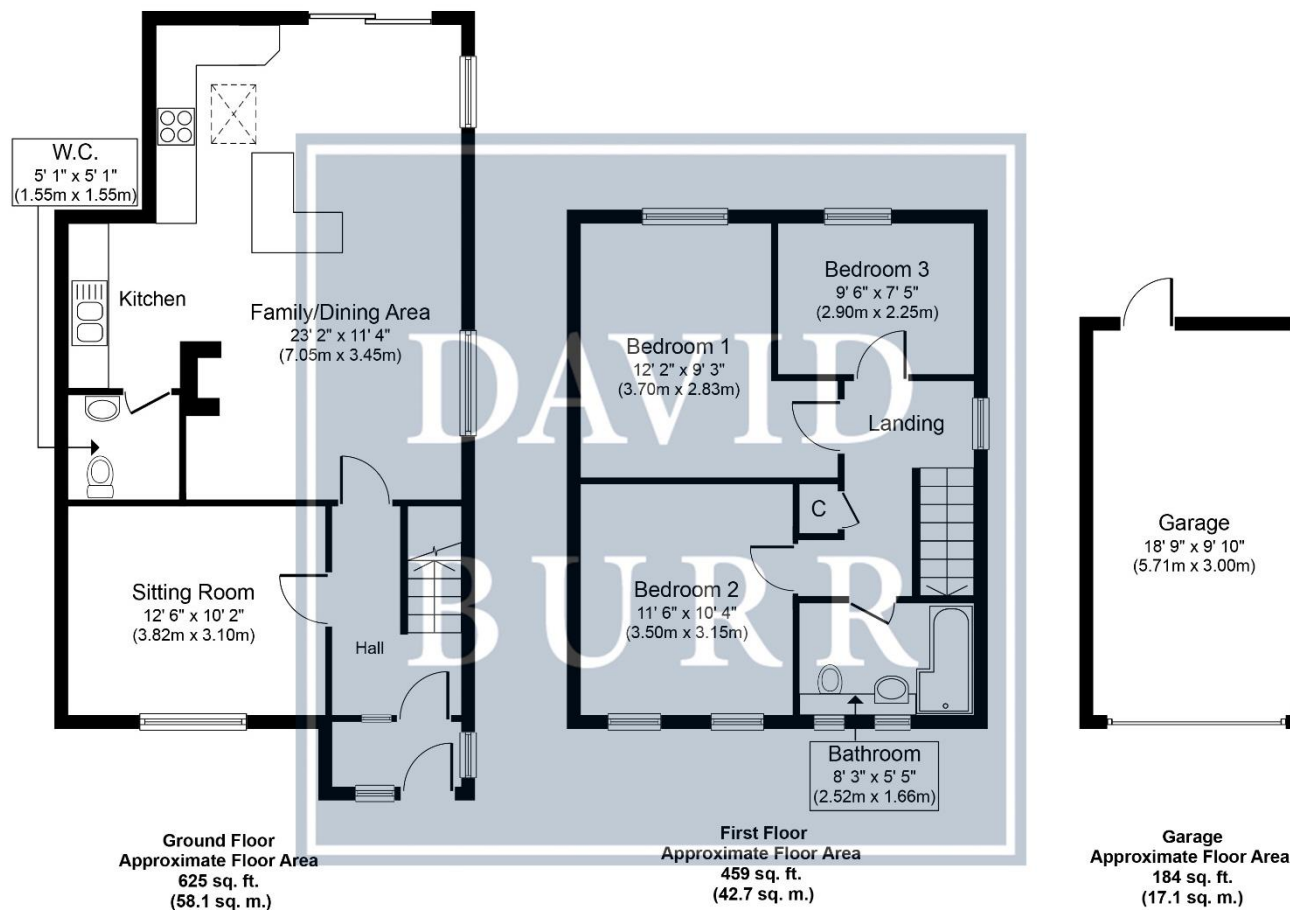
Location

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.

Electric fired heating to radiators. EPC rating: E 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.

DAVIDBURR.CO.UK

Contact details

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