

DAVID  
BURR



**TWINSMERE, CHURCH ROAD, TWINSTEAD, CO10 7NA**

A substantial detached single storey dwelling enjoying a superb location on the periphery of this sought after village. The property has been comprehensively refurbished and now offers spacious and versatile family living accommodation.

£1,850 pcm

## Twinsmere, Church Road, Twinstead, CO10 7NA

A sliding door opens to a lobby which then accesses a spacious and welcoming reception hall. An attractive oak glazed door leads to the sitting room which is situated to the front elevation and affords a dual aspect and overlooks the extensive gardens. There is an attractive polished stone fire surround with inset log effect electric remote-controlled fire. A further oak door from the reception hall accesses the impressive and spacious kitchen/breakfast room which has been completely refitted with a range of floor and wall mounted shaker style units, a one and a half bowl sink, and integrated appliances including a Bosch oven and combi microwave and grill, Bosch hot plate, dishwasher and integral fridge freezer. This room has a dual aspect and takes in wonderful views to the Suffolk border across the gardens and has attractive oak effect LVT flooring. Sliding doors open to a conservatory providing further flexibility and French doors lead to the terrace which is ideal for entertaining.

The property benefits from three spacious bedrooms, two of which are situated to the front elevation of the property affording views across the front gardens and these both have a range of built in wardrobes. The principal bedroom is situated to the rear of the property overlooking the rear gardens and the valley beyond and benefits from bespoke fitted wardrobes to include a bulk head unit and an oak door then leads to a spacious en-suite shower room. This is fitted with a large corner shower cubicle, vanity unit with storage beneath, wall mounted WC and bidet.

The fully tiled family bathroom serves the two bedrooms to the front elevation with a matching three piece suite with a vanity unit with storage beneath, wood effect flooring and doors open to the linen cupboard. Accessed from the inner hall is a spacious and practical utility room which has a tiled floor and is extensively fitted with a range of floor and wall mounted units with a single sink unit and a glazed door to the rear garden.

### Outside

The property is approached via a large paved driveway which provides parking for numerous vehicles and in turn leads to a large storage shed to the side of the property.

There is an integral double garage with electric roller doors providing secure storage. The front gardens comprise large expanses of lawn with an attractive curved raised brick bed which is densely stocked with a range of shrubs to provide colour and interest. There are further rose borders to the front of the sitting room and access is afforded on both sides of the property to the rear garden.

The rear garden is a true delight and benefits from a full width terrace making it ideal for entertaining which is positioned to take advantage of the all day sun. Beyond this is a well-stocked herbaceous borders which provides interest and colour, beyond which is a large expanse of lawn. There are two fruit trees which provide a focal point and there is a summer house in the corner, beyond which are wonderful views across undulating farmland.

The well presented accommodation comprises:

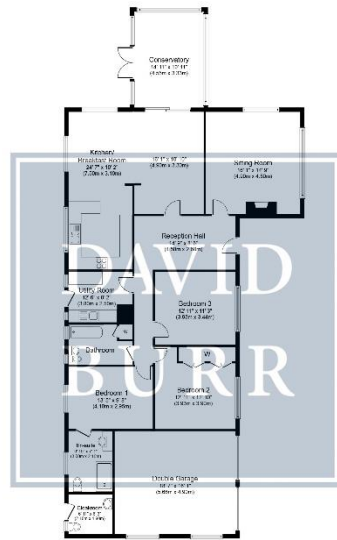
Three bedrooms (one ensuite)	Kitchen/breakfast room
Sitting room	Conservatory
Double garage	Large garden
Countryside views	

### Location

Twinstead is a popular hamlet surrounded by countryside with fast access to Halstead and Sudbury both of which offer extensive amenities and services including a branch line from the latter. Braintree has a mainline station to London Liverpool Street.

### Access

Sudbury 5 miles	Sudbury-Liverpool St 70 mins
Halstead 6 miles	Stansted approx. 40 mins
Braintree 10 miles	M25 J27 approx. 60 mins



Approximate Floor Area  
2,050 sq. ft.  
(190.4 sq. m.)

Whilst every effort 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, insurance or other 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 private drainage.

Oil fired heating to radiators. EPC rating: E Council tax band: F

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, Three & O2 - Limited (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

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