



FIRCROFT, QUEEN STREET

Sible Hedingham, Halstead, Essex, CO9 3RH

Guide price £625,000

DAVID
BURR



Fircroft, Queen Street, Sible Hedingham, Halstead CO9 3RH

Fircroft is a substantially extended four (five) bedroom detached house incorporating an impressive very well proportioned annexe, which in combination with the main house provides flexible adaptive accommodation, ideal for a large or expanding family, or two cohabitating families.

The property enjoys a 31m approximately (100ft) secluded westerly facing rear garden and also features a very large pitched roof outbuilding with doors either end, which has potential as further accommodation or significant safe storage. The owners have in more recent years carried out many improvements including replacement of windows and sanitary ware, and the property is presented to a high standard.

Replacement entrance door with matching side panels to the L-shaped entrance hall. Understairs storage cupboards, stair flight rising to first floor level, doors to kitchen, sitting room and cloakroom. Cloakroom with recently replaced white suite comprising of low-level WC and handwash basin with a vanity cupboard below. The kitchen/breakfast room is a superbly appointed room with granite counter tops extending to form breakfast bar, inset gas hob. Hi gloss soft closing white units incorporating larder style cupboards, draws and cupboards, matching wall units, side-by-side style fridge freezer (to remain), tiled floor area. Fluted drainer and underslung sink with mixer tap featuring spray head, door to the rear garden. Door to the dining room with sliding patio doors providing access to the rear patio and double sliding doors providing access to the sitting room. The sitting room features a fireplace with surround and inset gas fire. From the dining room there is access to the annexe.

The annexe; living room is a spacious light and airy room, focal point of which is a fireplace with fire surround and hearth and French doors providing access to the conservatory. The conservatory features timber effect flooring, and is constructed of brick low level walls with glazing and pitch roof, radiator and French doors to side providing access to the rear garden. From the living room there is a doorway through to the inner hall, with door to shower room, and kitchen/breakfast room. The kitchen/breakfast room is fitted with square edged counter tops with an inset sink top and mixer tap with spray head. White hi gloss units providing base cupboards and matching wall units with complementary tiling, slot in gas cooker (to remain) and washing machine and additional space for a fridge freezer, matching fitted larder units, door to front. The shower room features a white suite comprising of one and a half size shower cubicle, low level WC and hand wash basin with cupboard below. There is an understairs storage cupboard and stair flight rising to the first floor bedroom. The bedroom is a spacious room with two double fitted wardrobes and window to rear overlooking the rear garden.

The first floor of the main house has a spacious L shaped landing with deep built in storage cupboard and access to loft, doors to four bedrooms and the family bathroom. The principal bedroom features fitted wardrobes and en-suite WC, hand wash basin and heated towel rail. There are three further bedrooms across the rear of the house, two well-proportioned double rooms and a large single room. The family bathroom features a modern white suite comprising of a P-shaped shower bath with shower mixer valve and shower screen over, hand wash basin with vanity cupboard below, low level WC and heated towel rail.

Outside

The property is approached via a large 'In and Out' hard standing area to front with a raised circular feature flower bed, centrally located, and storm porch over entrance door. There is parking potential for numerous vehicles and a driveway to the left-hand side providing access to the garage.

The rear garden comprises of a paved patio area and lawned expanse extending down to a large stone covered area. Pathway to the right-hand side, attractive feature flower and shrub borders and timber decked patio. The pathway leads to a timber summer house which provides loft space. Exterior lighting.

Sited within the garden is a large pitch roof out building with up and over type doors to either end, oil fired central heating boiler and power and light connected. Behind the outbuilding is a concrete area on which is sited the oil tank. The garden enjoys a high degree of privacy with a low rise building behind and established trees to the right hand boundary.

The immaculately presented accommodation comprises:

Four bedrooms (+annexe bedroom)	Annexe accommodation
En-suite WC, bathroom and cloakroom	Parking for numerous vehicles
Impressive Kitchen/Breakfast room	Large west facing garden
Sitting and dining rooms	Substantial outbuilding
Viewing essential	

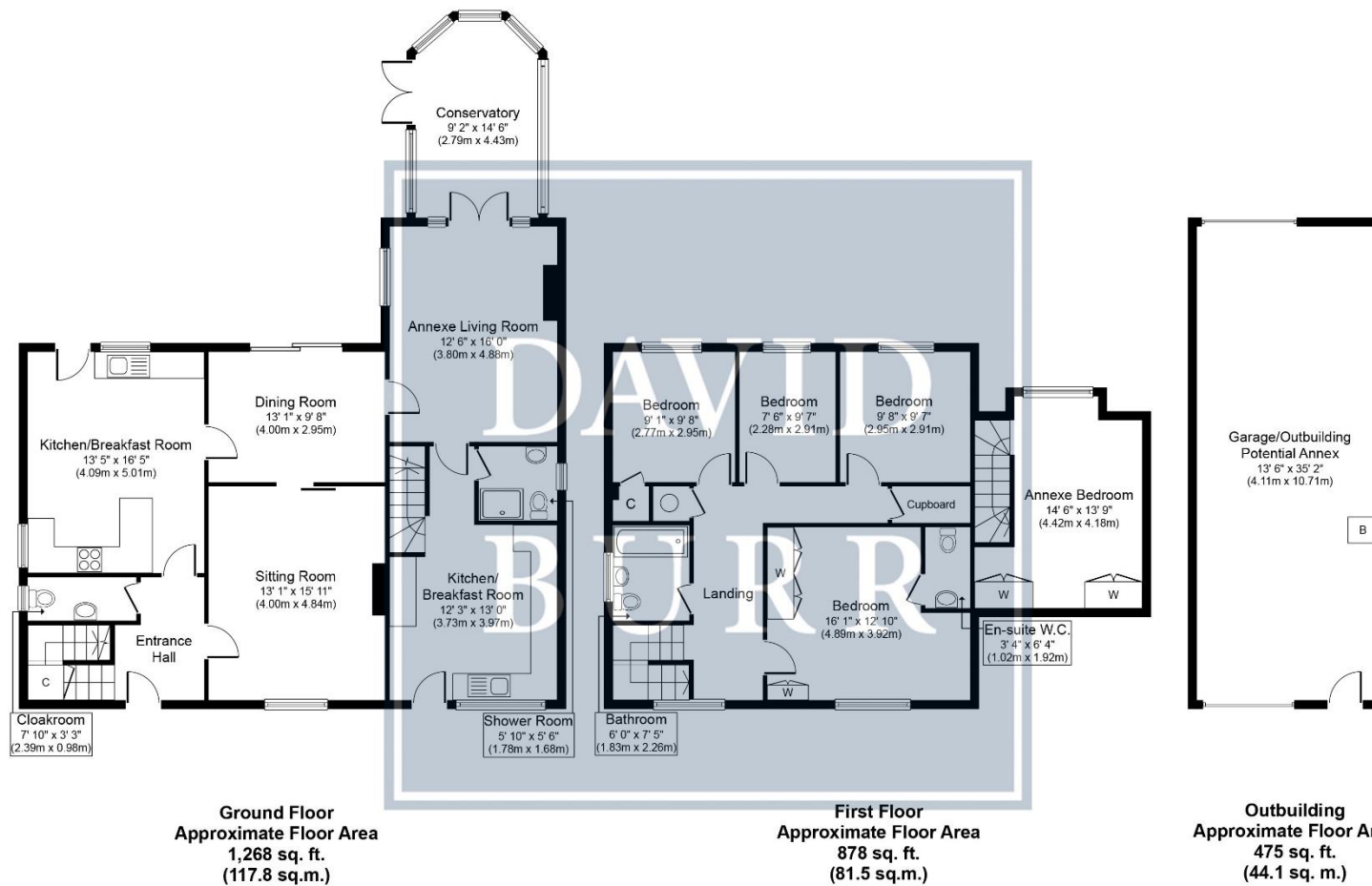
Location

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, gas, electricity and drainage.

Oil fired heating to radiators. EPC rating: E.

Council tax band: E Tenure: Freehold

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. DAVIDBURR.CO.UK

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