



11 STEED CROFT

Halstead, Essex, CO9 2GQ

Guide price £400,000 to £410,000

DAVID
BURR



11 Steed Croft, Halstead, Essex, CO9 2GQ

A very well presented three bedroom detached house with pitched roof detached garage and parking for three/four cars. The property features the popular contemporary layout of separate sitting room and kitchen/dining room combination, from which there is direct access to the garden. Of particular note is the position of dwelling on the periphery of the development overlooking adjacent countryside towards Star Stile and the Mere. The location is both convenient and very peaceful thus should appeal to those seeking some solitude.

Entrance door leading to the entrance hall from which there are further doors to the sitting room, cloak room and kitchen/dining room. Amtico quality timber effect floor covering which extends through the hallway, cloakroom and kitchen/dining room. Stairs rising to first floor level with understairs storage cupboard. The sitting room is a lovely and light airy room and features a bay window to the side elevation and window to front with views across adjacent countryside and the Mere. The cloakroom comprises of a white two piece suite. The kitchen/dining room is a particularly well-appointed room. The kitchen area features square edged counter tops, sink top with mixer tap, drawers and cupboards at both floor and eye level, integrated dishwasher, gas hob, stainless steel back plate and canopy style extractor hood, electric oven, integrated washing machine and space for fridge freezer. There is also a cupboard housing the gas boiler. Window to the front with views across adjacent countryside and French doors leading to the rear garden.

To the first floor the landing provides access to two built-in storage cupboards. There is a loft hatch and doors to the three bedrooms and the family bathroom with white suite. The principal bedroom is a well proportioned room with floor to ceiling double fitted wardrobes with mirror fronted sliding doors and access through to an ensuite with a shower cubicle and matching suite.

Exterior

There is parking potential to the side of the house with a pathway which leads around the front to the entrance door. Behind the house there is a driveway suitable for the parking of up to three cars (subject to size) which leads to a detached pitched roof garage. This has an up and over door, side door and power and light connected. The current owners also created a loft from the pitched roof with loft access and storage facilities. The rear garden is retained by panel fencing and comprises of a small paved patio area and gate to the driveway.

There is an area of artificial lawn and a barbeque gazebo which is a permanent structure and purpose built by the current owners.

The well presented accommodation comprises:

Three bedrooms	Cloakroom
Principle bedroom en-suite	Detached garage
Family bathroom	Parking for 3/4 cars
Sitting room with bay window	Periphery of development
Impressive kitchen/dining room	Countryside views

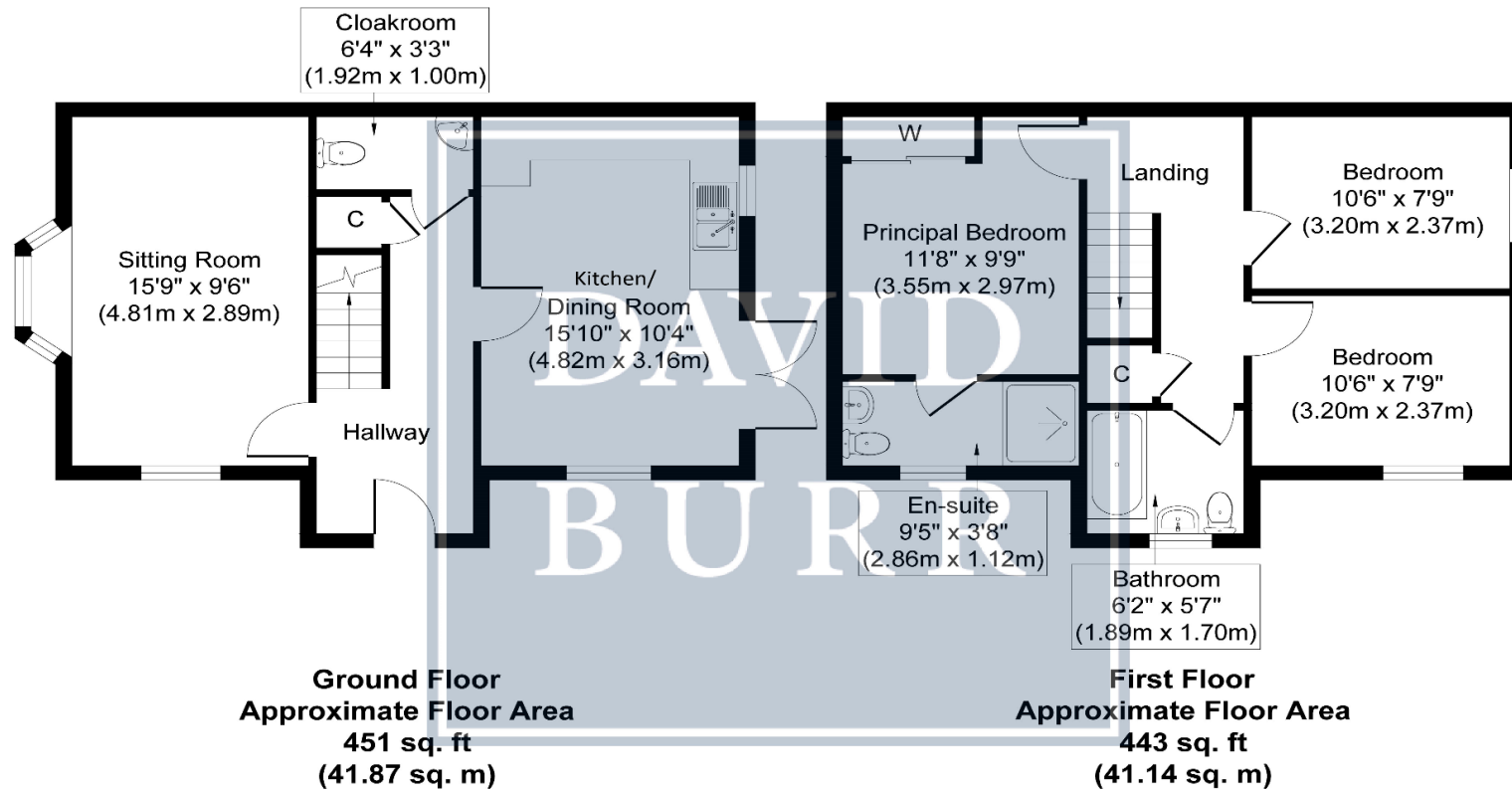
Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min





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

Tenure: Freehold. Estate Management charge approx. £237 pa

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, 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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**DAVID
BURR**