



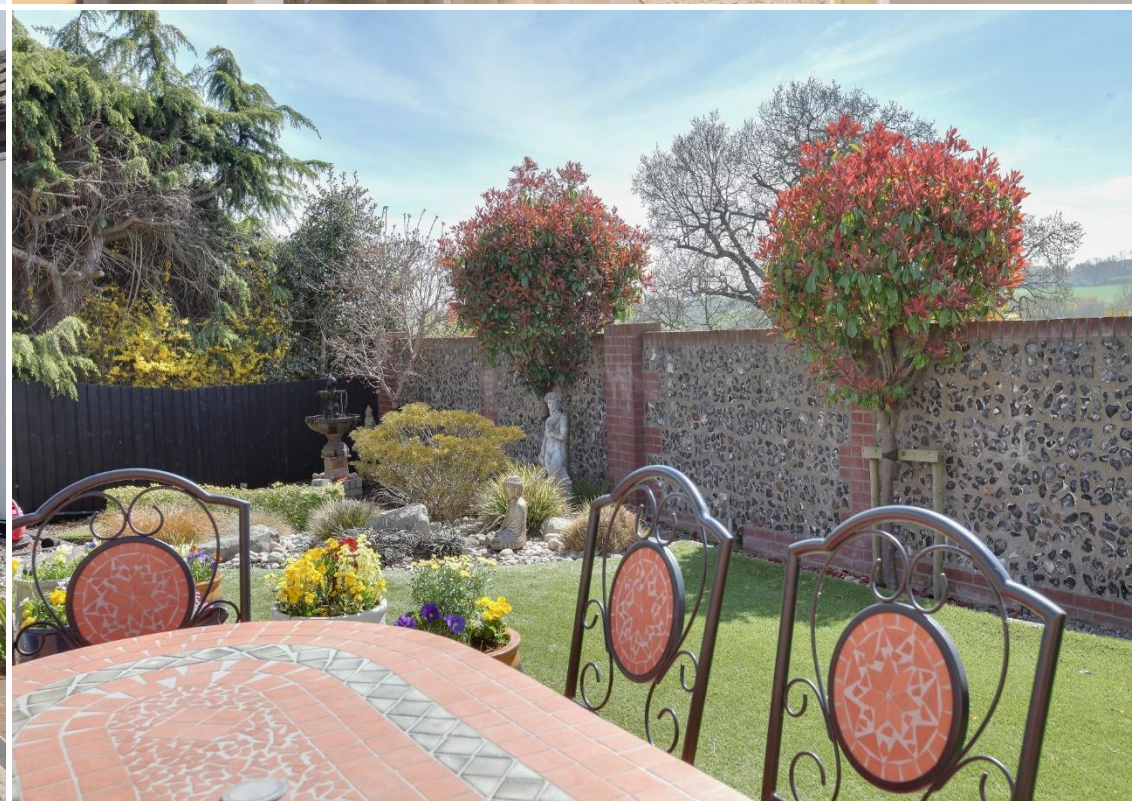
## THE POPLARS

Nether Court, Halstead, CO9 2HE

Guide price £520,000

DAVID  
BURR







## The Poplars, Nether Court, Halstead, Essex, CO9 2HE

One of three bungalows located within a private cul-de-sac, The Poplars is at every level an exceptional home, which has been significantly improved and fastidiously maintained, by the current owners.

Constructed approximately 10 years ago, and originally conceived as a three bedroom bungalow, the property provides generous accommodation including a stunning kitchen with electric AGA, and delightful south facing sitting room with five panel bi-folding doors, opening to a beautifully landscaped and secluded garden and with wonderful views across the Colne valley. The bungalow also provides the potential for adaptive living and its eco credentials include an air-source heat pump, PV solar panels and under floor heating.

Entrance door and matching side light providing access to a particularly spacious, light and airy entrance hall which in turn provides access to all living rooms within the bungalow. There is a very useful full height storage cupboard with glazed sliding doors and a well proportioned cloaks cupboard. Additionally, there is access to the loft space via a loft ladder and we understand there is ample storage in the loft. Further cupboard ideal for additional storage which also houses the underfloor heating manifolds.

The principal bedroom is of excellent size with windows to two elevations, air conditioning duct and full height high quality robes with glazed soft sliding doors comprising of a double and triple set. Door through to the ensuite, which features a shower cubicle with bi-folding door, tiled floor area, vanity hand wash basin, extractor fan, heated towel rail and low level WC. The guest bedroom also features high quality robes in an 'L' shape with full height sliding glazed doors and window overlooking the delightful rear garden. The bathroom incorporates a four piece suite including bath, bidet, low level WC and hand wash basin with cupboard, the room also features a tiled floor area, heated towel rail, extractor fan and window to the rear.

The kitchen/breakfast room is a highly impressive space with an antico floor covering and incorporates a superb kitchen with square edged counter tops and inset composite sink with mixer tap, the drawers and cupboards all feature soft closing. There is also an induction cooker hob with stainless steel back plate and matching over head extractor canopy. Built in appliances include side by side fridge and freezers and dishwasher. There is air conditioning ducting and a pristine electrically operated Aga which looks absolutely amazing. There is a useful built in cupboard with full height glazed sliding doors, a concealed water softener and windows to the front elevation. The sitting/dining room is a very capacious with lots of natural lighting, the room being orientated to due south, it also benefits from air condition ducting and features an impressive five panel bi-folding doors with fly screens electrically operated awning overhead.

### Outside

The rear garden is beautifully landscaped and commences the hemispherical block paviour patio with flower and shrub borders set in tiers with stone beds, and an area of artificial lawn with the southern boundary wall being of brick and flint construction. The garden faces to south and offers views across Colne Valley and the rooftops of Halstead in a southerly direction. Contained within the garden is a very useful timber and pitched roof outbuilding which is currently configured as an office with power and light supply and adjacent WC featuring a toilet and handwash basin.

Immediately behind this building is the air source heat pump. There is also a very useful and well proportioned pitched roof storage shed with double doors for access Dual access to the front garden which incorporates CCTV cameras and there is external lighting around the building.

There is a driveway to the left hand side of the bungalow providing parking for two/three cars in addition to an area to the front of the property, within the curtilage, which could possibly provide additional parking for guests if required.

The well presented accommodation comprises:

Delightful kitchen/Breakfast room	Exceptional presentation throughout
Spacious Living room	Numerous improvements to original specification
Two double bedrooms	Quiet cul-de-sac location
En-suite and Bathroom	South facing garden with far reaching views
Solar panels & Air source heat pump	Two excellent outbuildings

### Agents note;

The current owners have installed an air-conditioning system for comfort, an electric awning (due to the high levels of sunshine across the rear), high quality floor to ceiling wardrobes within the bedrooms and a CCTV system. The property also features an alarm system, water softener, external power supply, external lighting and an outbuilding ideal for use as office including a separate WC. The solar panels produce approximately 3kw of electricity and we understand there is a feed in tariff.

We understand that The Poplar trees do have tree preservation orders. We understand that maintenance of the driveway is apportioned pro rata between the three bungalows. Drainage is via a sewage treatment plant (private), ASHP – underfloor heating system.

### 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.

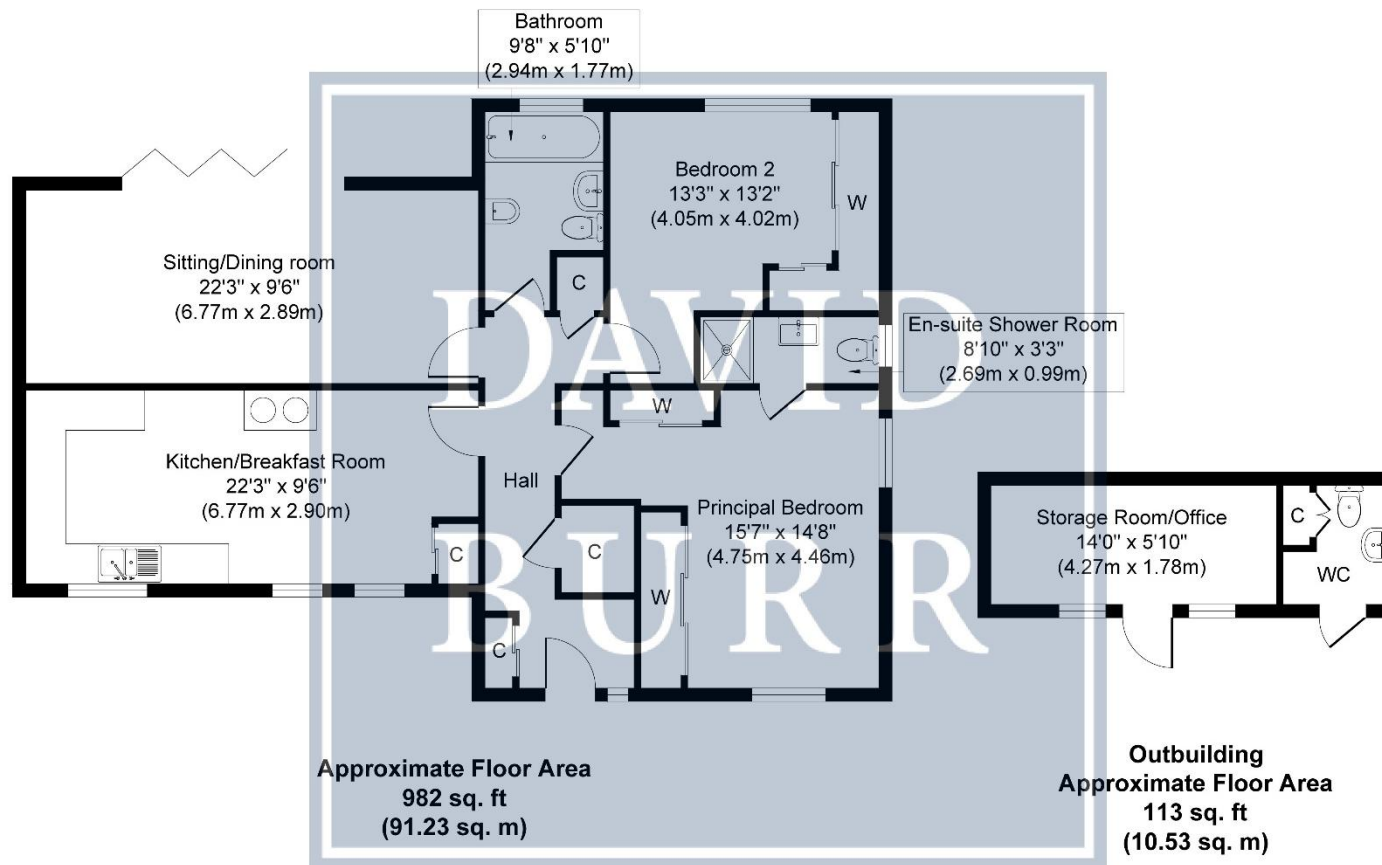
### Access

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 private drainage

Air source heat pump to underfloor heating. EPC rating: B

Council tax band: E Tenure: Freehold

Broadband speed: up to 80 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](http://DAVIDBURR.CO.UK)

## Contact details

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