



## WETHERSFIELD ROAD, SIBLE HEDINGHAM

£550,000

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## WETHERSFIELD ROAD, SIBLE HEDINGHAM

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- Four Double Bedrooms
- 0.75 Of An Acre
- Breakfast Room & Dining Room
- Living Room
- Shower Room
- Red Brick Victorian Home
- Driveway Parking For Numerous Vehicles
- Sitting Room
- En-Suite Facilities

We are pleased to offer this imposing four double bedroom detached Victorian home located in the desirable village of 'Sible Hedingham'. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen, breakfast room, dining room, living room, sitting room, utility room and a shower room. On the first floor there are four double bedrooms and en-suite facilities. Outside the property benefits from driveway parking for numerous vehicles and roughly a 0.75 of an acre.

#### **Entrance Hall**

Door to front aspect, stairs rising to first floor landing, doors leading to:-

#### **Utility Room**

Plumbing for washing machine and tumble dryer.

#### **Living Room**

19' 5" x 13' 6" (5.92m x 4.11m) Windows to rear and side aspects. Patio doors to

side aspect. Open fireplace housing log burner.

#### **Sitting Room**

13' 3" x 11' 8" (4.04m x 3.56m) Box bay windows to front and rear aspects. various power points, T.V point, open fire with log burning stove.

#### **Dining Room**

13' 4" x 10' 8" (4.06m x 3.25m) Box bay window to front aspect, wood panelling, various power points.

#### **Kitchen**

13' 5" x 11' 1" (4.09m x 3.38m) Window to rear aspect, kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Tiling to splashbacks. Electric oven and hob with cooker hood over. Fridge/freezer. Integral dishwasher and fridge. Opening leading to Dining area and another to Breakfast Room.

#### **Breakfast Room**

11' 9" x 9' 9" (3.58m x 2.97m) Window to side aspect, various power points.

#### **Shower Room**

Fitted with a suite comprising low level W.C, wash hand basin with vanity unit, double shower cubicle, extractor fan.

#### **First Floor**

Windows to front and rear aspects, access to loft, potential for a family bathroom to be added in the generous landing space.

#### **Master Bedroom**

11' 9" x 11' 1" (3.58m x 3.38m) Window to front aspect, door leading to:-

#### **En-suite**

Window to side aspect, fitted with a suite comprising low level W.C, wash hand basin, panel enclosed bath with mixer taps.

#### **Bedroom Two**

13' 6" x 11' 8" (4.11m x 3.56m) Windows to rear and side aspect, built in wardrobes, open fireplace.

#### **Bedroom Three**

13' 6" x 11' 8" (4.11m x 3.56m) Windows to rear and side aspects, built in wardrobes.

#### **Bedroom Four**

11' 8" x 10' 7" (3.56m x 3.23m) Windows to front aspect, built in wardrobe.

#### **Driveway Parking**

To the front of the property there is driveway parking for numerous vehicles.

#### **Garden**

The property is set in approximately 0.75 of an acre and comprises of mainly lawn with various mature trees and shrub borders.

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