



Colne Springs, Halstead, CO9 4RX

CHEFFINS



## Colne Springs

Ridgewell, Halstead,  
CO9 4RX

- Garage, Carport & Driveway
- Potential For Extention STP
- Spacious Bedrooms
- NO ONWARD CHAIN
- Downstairs Shower Room
- Upstairs Bathroom
- Large Hallways/Study
- Attractive Plot
- Walking Distance To Local School

Three bedroom detached property situated in a quiet cul-de-sac location in the Essex village of Ridgewell. The property has spacious accommodation with potential for extention STP. There is a good sized front grden with driveway and garage & carport.

3 1 2

**Guide Price £360,000**







## LOCATION

### RIDGEWELL

Ridgewell is a picturesque and sought after small village with school, public house, two churches and a village green, village hall and children's playground, situated approximately 15 miles East of Saffron Walden, just 5 miles south of the beautiful market town of Clare, 3 miles from Sible Hedingham with its shops and schools, 24 miles from the University City of Cambridge and around 21 miles from Stansted Airport. There is a London Liverpool Street station at Braintree (14 miles) or Audley End (15 miles).

Entrance into:

Dining Room/Study 16' 1" x 8' 7" (4.90m x 2.61m) With window to front aspect, storage cupboard, Hive Thermostat (needs connecting to broadband) and stairs to first floor.

Lounge 18' 5" x 11' 8" (5.61m x 3.56m) A spacious room with electric fireplace, window overlooking the rear garden and door leading to the garden room.

Kitchen 9' 8" x 7' 9" (2.95m x 2.36m) Extensively fitted with a range of wall and base units under worktops with a 1½ bowl sink inset. Integrated appliances include an electric oven with 4 ring hob with extractor over, whilst there is space and plumbing for a washing machine and fridge freezer.

Conservatory 11' 8" x 7' 5" (3.56m x 2.26m) A bright room with double doors opening to the garden.

Showroom With WC and wash basin & shower cubicle with shower over and tiled walls.

First Floor

Landing with window on half landing, airing cupboard and access to loft space.

Bedroom 115' 4" x 9' 0" (4.68m x 2.76m) A bright double aspect room with built-in storage cupboard.

Bedroom 2 12' 0" x 9' 1" (3.67m x 2.79m) A bright double room with outlook to side aspect.

Bedroom 3 9' 10" x 8' 9" (3.02m x 2.69m) Another double room with outlook to the front aspect.

Bathroom Comprising wash basin, panelled bath with shower attachment over extensively tiled walls.

Wc - Low level WC, window to side.

Outside The property is approached via a driveway in turn leading to the Single Garage with light and power connected and workshop to the rear, adjacent Carport. The front garden is predominantly lawned with a range of shingled borders and a side gate leads to the lawned rear garden with a paved dining terrace, a range of

mature raised flower beds, trees and hedge borders.

#### AGENTS NOTE

Tenure - Freehold

Council Tax Band - D

Property Type - Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1150 sq ft

Parking - Single garage, carport & driveway

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators - LPG Gas.

Broadband - Superfast Broadband to cabinet broadband is available

Mobile Signal/Coverage - EE Good

Three Not Good 02 Voice Good Data

Not Good Vodafone Not Good

VIEWINGS By appointment through the Agents.

#### SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically





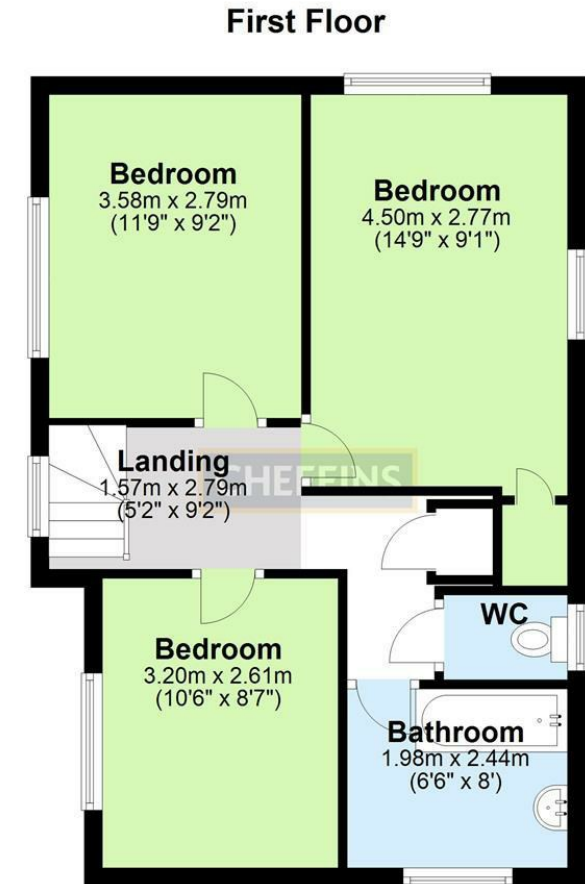
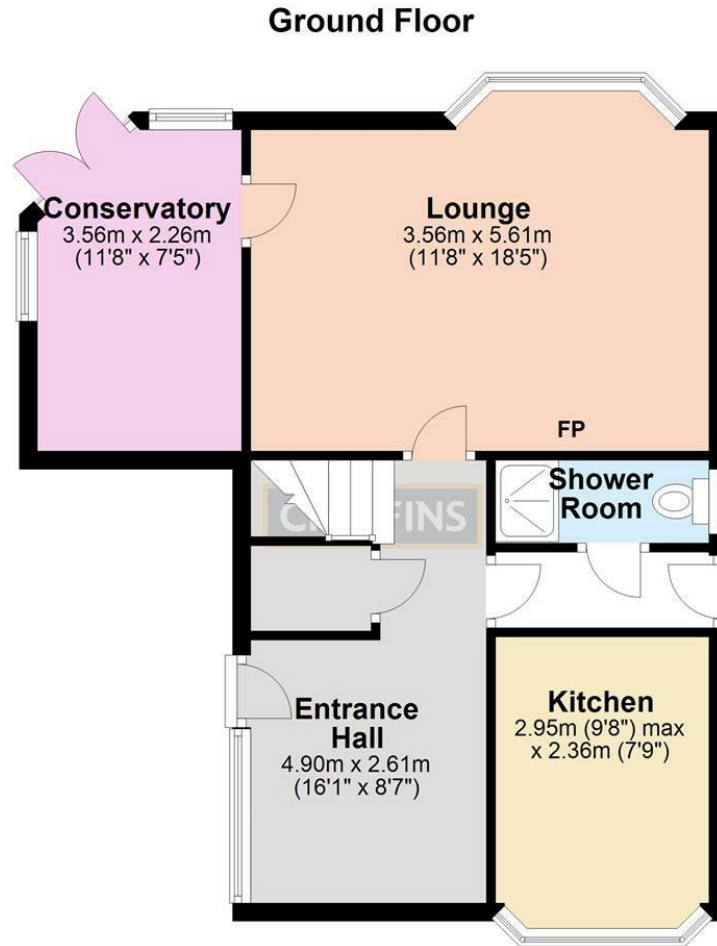


mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
		<b>63</b>
	<b>30</b>	



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.