



North Road, Great Yeldham, CO9 4QA

**CHEFFINS**



## North Road

Great Yeldham,  
CO9 4QA

- Vastly Improved By The Current Owners
- Three Double Bedrooms
- Re fitted Kitchen
- Re Fitted Bathroom
- Open Plan Living Accommodation
- Potential To Extend STP
- Three Reception Rooms
- Tandem Garage
- Generous Sized Gardens

Hugely improved detached three double bedroom bungalow. The bungalow is situated on a fantastic plot with generous sized gardens to front and rear in the heart of the Essex village of Great Yeldham.

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**Guide Price £460,000**







## LOCATION

Great Yeldham: The village of Great Yeldham benefits from primary schooling and local store with further shopping facilities, leisure facilities, primary and secondary schooling available in Sible Hedingham and Halstead. For the commuter there is a train service from Sudbury via Marks Tey or Witham to London's Liverpool Street with access onto the A12 at Witham and onto the A120 at Braintree, which is now a dual carriageway to the M11 and Stansted Airport.

Entrance Hallway - Oak wood flooring, airing cupboard, loft access (pull-down ladder, boarded and gas boiler, potential for conversion) doors to;

Dining Room - 5.60 x 4.00 (18'4" x 13'1") - Oak wood flooring, window to front, radiator, open through to;

Lounge - 5.60 x 3.00 (18'4" x 9'10") - Oak wood flooring, dual aspect room with windows to front & side, radiator, feature fireplace.

Kitchen - 3.40 x 2.90 (11'1" x 9'6") - Oak wood flooring, window to rear, Range of matching wall and base wall & base units with lighting in the plinths, one & a half sink & drainer, integrated double oven with 4 ring electric hob with extractor hood over, integrated dishwasher, space for fridge freezer, inset spotlights, door to;

WC- low level WC, hand wash basin, window to rear.

Study/Garden Room- 2.80 x 2.60 (9'2" x 8'6") - Oak wood flooring, space for washing machine, window to rear,

door leading to rear garden

Bedroom One - 4.30 x 2.70 (14'1" x 8'10") - Carpet flooring, window to rear, radiator.

Bedroom Two - 3.70 x 2.80 (12'1" x 9'2") - Laminate flooring, window to front, radiator.

Bedroom Three - 3.00 x 2.60 (9'10" x 8'6") - Laminate flooring, window to front, radiator

Bathroom - Bath with shower, hand wash basin inset to vanity unit, WC, obscure window to rear.

Outside: - Front: Tarmac driveway with ample parking for several cars, LPG gas, laid to lawn raised gardens. Garage: up and over door, tandem length, rear access door, power and light connected. Gated side access. Rear: Beautiful split level gardens with a fantastic patio across the back of the bungalow with retaining wall making this an ideal seating area throughout the year. walled flower bed borders and steps leading up to a glorious expanse of lawn with

raised decking area and mature trees and shrubs, gated side access. Enclosed by timber fencing.

#### 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 1100 sq ft Approx

Parking - Driveway & Garage

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Gas- LPG gas supply

Heating - LPG Gas central heating to radiators.

Broadband - Superfast Fibre to property broadband is available FTTP

Mobile Signal/Coverage - Likely

#### VIEWINGS

By appointment through the Agents.

#### SPECIAL NOTES

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





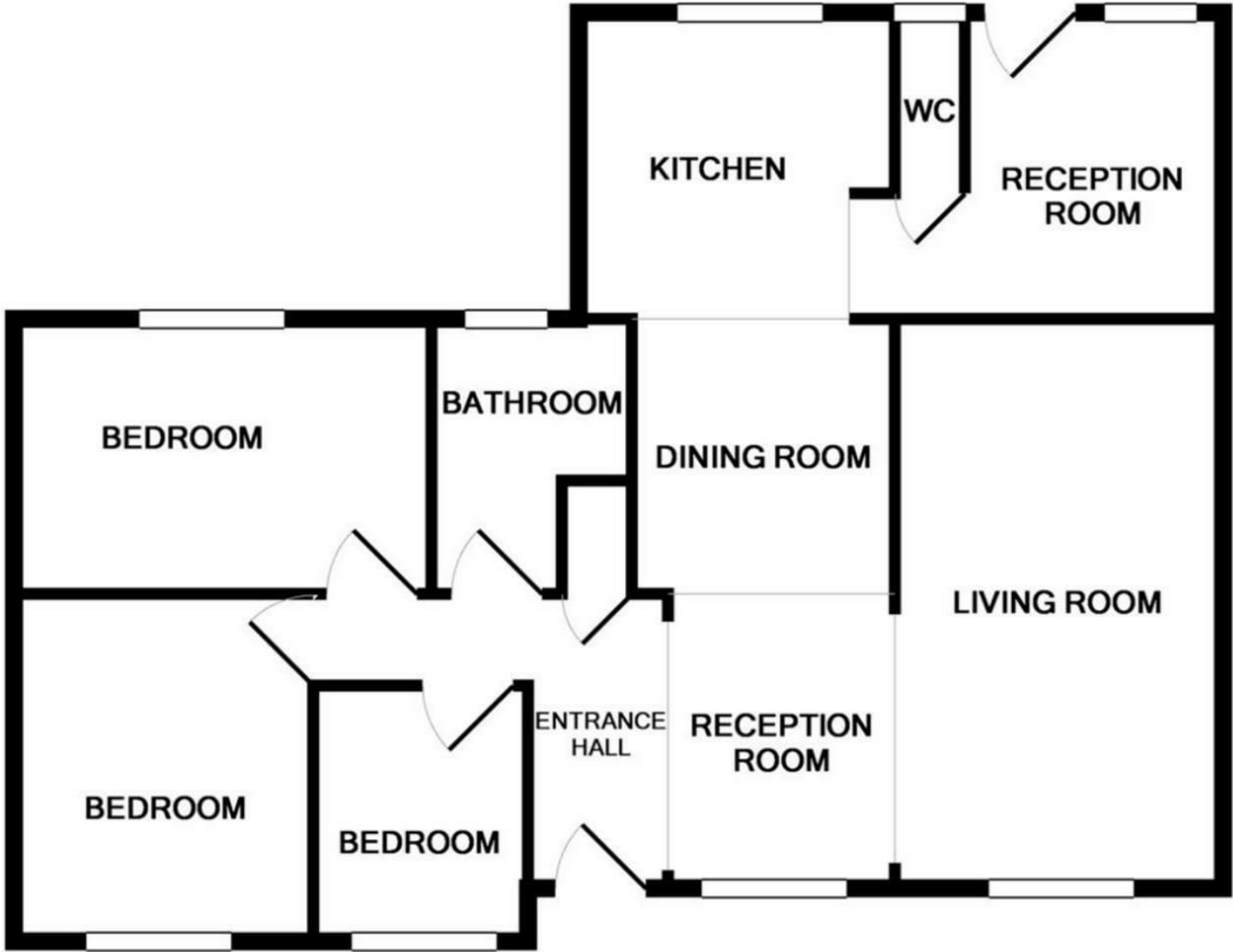




mentioned in these particulars.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F			
(1-20) G		14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £460,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Braintree District



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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.