



Moat Farm, Birdbrook, CO9 4AP

CHEFFINS

Moat Farm

Birdbrook, Birdbrook,
CO9 4AP

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Guide Price £650,000

- Four Double Bedrooms
- Substantial Plot 0.48 of an acre.
- Peaceful Location
- Double Garage & Driveway
- Open Plan Kitchen/Dining & Family Room
- Utility Room
- Ensuite to Master Bedroom
- Huge Potential For Large Extension STP
- Solar Panels

A rarely available modern detached family home situated in the most delightful plot measuring just under 1/2 an acre. The property backs onto open fields and has huge potential for extension STP. Situated in the quiet Essex village of Birdbrook on a small cul de sac. (EPC Rating D)





LOCATION

Birdbrook is a truly charming north Essex village with a handsome mix of period and character homes and a strong local community with a pretty thatched pub and parish Church. The village is set usefully away from passing traffic but within easy reach of the main local routes and towns including Haverhill (4 miles) and Halstead (11 miles). The City of Cambridge is around 23 miles away and the junction on to the A11 and down to the M11 is around 15 miles. There are mainline stations at Cambridge and Audley End (14 miles) and London Stansted airport is around 20 miles away.

ENTRANCE PORCH

Window to side, built in cupboard, inner doorway.

ENTRANCE HALL

Understairs cupboard, radiator, stairs to landing.

DOWNSTAIRS CLOAKROOM

Suite comprising low level WC, wall mounted wash hand basin, window to side, radiator.

KITCHEN/DINING ROOM

24'7 x 13'2

Impressive Dual aspect room overlooking the most wonderful gardens, the room has been opened out to offer a versatile kitchen/family room. There is a range of matching wall and base units with worksurfaces over. Sink unit with mixer taps, eye level oven with electric hob and extractor fan over, inset spotlights, breakfast bar, space and plumbing for appliances, two radiators, French doors opening onto gardens, windows to side and rear.

UTILITY ROOM

9'9 x 5'2

Base units with worksurfaces over, sink with mixer taps, space and plumbing for appliances, water softener, window to front, door to rear, inset spotlights.

LOUNGE

20'9 x 13'2

Triple aspect room with window to front side and rear, patio doors opening onto gardens, multi fuel burning stove, two radiators.

LANDING

Loft access, window, radiator.

BEDROOM ONE

13'6 x 10'6

Dual aspect room with windows to side and rear, radiator, built in wardrobes.

EN SUITE

Fully tiled walls and flooring with white suite comprising low level WC, vanity wash hand basin, shower with screens, heated towel rail, window, inset spotlights.

BEDROOM TWO

13'2 x 11'10

Triple aspect room, with windows to front side and rear, radiator.

BEDROOM THREE

13'8 x 9'1

Built in wardrobes, window to front, radiator.

BEDROOM FOUR

9'10 x 9'9

Window to rear, radiator, built in wardrobe.

FAMILY BATHROOM

Tiled walls and window to side, white suite comprising vanity wash hand basin, low level WC, side panelled bath with shower over, heated towel rail.

OUTSIDE:

Front: The property is tucked away on a quiet private road cul de sac approached by a generous driveway with mature shrub and flower bed borders, there is a double garage with two up and over doors, power and light connected rear access door.

Rear: Private gardens that are laid to lawn with seating area and mature trees and shrub borders, housing for oil boiler.

Side: The impressive gardens measure just under 1/2 an acre with a beautiful expanse of lawn and a wealth of privacy with established hedgerow borders. The gardens back onto open fields & paddocks with a wooded area at the far end of the gardens. A number of fruit trees can be found in this tranquil haven alongside a green house. Solar panels are situated on the south side of the roof. Rear gated access.

AGENTS NOTE

For more information on this property, please refer to the Material Information brochure that can be found on our website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree District Council

<https://sprift.com/dashboard/custom-ipr-report/4-moat-farm-halstead-co9-4ap/3554697>

SPECIAL NOTES

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.

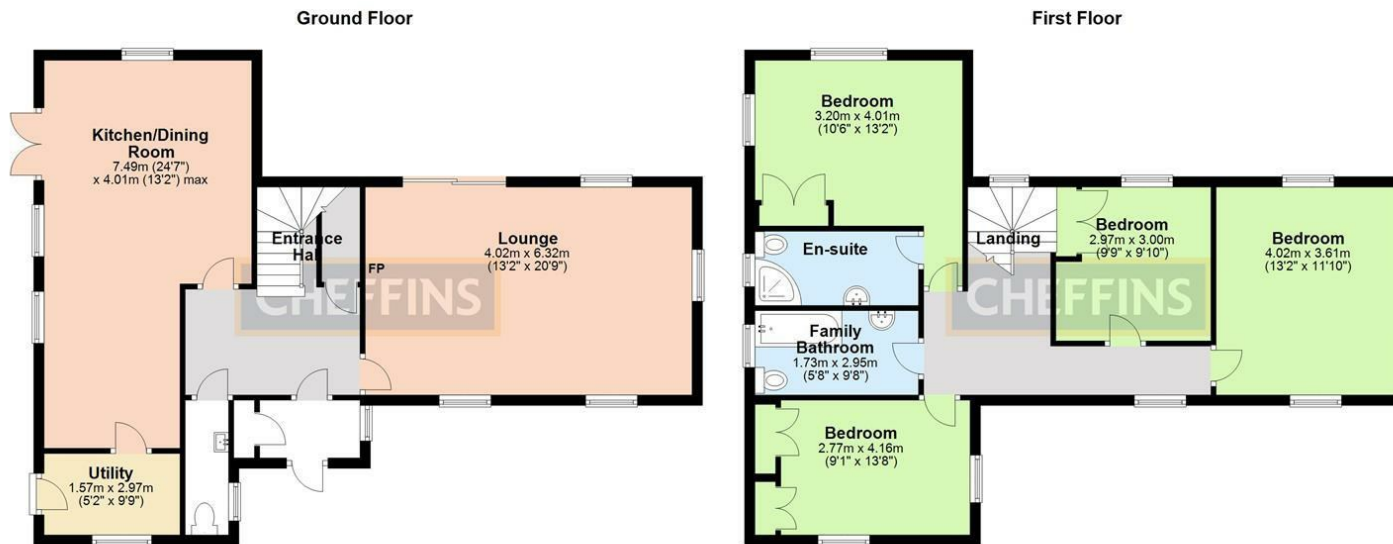
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

SOLAR PANELS

The property has the benefit of 16 solar panels fitted





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.