

30 Station Road - Offers In Excess Of £400,000

Sible Hedingham Halstead CO9 3QA

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £400,000

The Property

Set within the popular village of Sible Hedingham, this impressive four-bedroom semi-detached home offers versatile accommodation, generous living space and the added benefit of a self-contained annexe.

Upon entering, you are welcomed by a spacious entrance hall with stylish flooring, providing an excellent first impression and plenty of practical space for coats and shoes. A convenient downstairs cloakroom completes the entrance level.

The ground floor offers a fantastic layout for modern family living, with a comfortable lounge providing the ideal space to relax, alongside a particularly impressive kitchen/diner. Filled with natural light, the kitchen/diner enjoys direct access to the rear garden, creating a wonderful space for both everyday family life and entertaining.

A real highlight of the property is the versatile annexe, complete with its own private entrance and shower room. This additional space could suit a variety of needs, whether used for multi-generational living, accommodating guests, working from home or simply providing additional flexibility for the family.

Upstairs, the principal bedroom benefits from fitted wardrobes and its own en-suite shower room. Three further well-proportioned bedrooms and a family bathroom provide plenty of accommodation for a growing family.

Outside, the fully enclosed rear garden offers a private and secure space for children and pets, with a patio area providing an ideal setting for outdoor dining and entertaining during the warmer months.

Located in the heart of Sible Hedingham, this is a home that combines village living with the flexibility and space that modern family life demands.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Features

- **FOUR BEDROOM PROPERTY**
- **SPACIOUS SEMI DETACHED**
- **SELF CONTAINED ANNEXE WITH ENSUITE**
- **SINGLE GARAGE**
- **MAIN BEDROOM WITH ENSUITE**
- **POPULAR VILLAGE OF SIBLE HEDINGHAM**
- **NO ONWARD CHAIN**
- **WALKING DISTANCE TO LOCAL AMENITIES**
- **PARKING FOR 6+ CARS**
- **FAMILY HOME WITH POTENTIAL FOR LODGER**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Net energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-50)
D	(51-60)
C	(61-80)
B	(81-90)
A	(91-100)
Very energy efficient - lower running costs	
79	

Sizes and dimensions are approximate, actual may vary.

Total area: 141.9 m²
Floor 1: 69.6 m² - Floor 2: 72.3 m²



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