

DAVID
BURR



4 RECTORY ROAD, SIBLE HEDINGHAM, HALSTEAD, ESSEX, CO9 3NU

A stylish home within walking distance of the village amenities offering highly appointed family accommodation, part under floor heating, stylish fully fitted kitchen with appliances, principal bedroom with en-suite, secure gated parking, garaging and landscaped gardens. Available long term.

£1,395 pcm

4 Rectory Road, Sible Hedingham, Halstead, Essex, CO9 3NU

4 Rectory Road is accessed via a glazed and panelled door from the paved path giving way to the reception hall. This is an inviting area with wood effect flooring and stairs rising to the first floor with a cupboard beneath and a panelled door gives access to a well appointed cloakroom with tiled floor and vanity unit. The sitting room is an exceptionally light room with a dual aspect and bi-fold doors leading to a sandstone entertaining terrace and it has wood effect flooring and a red brick feature fireplace with inset wood burning stove set upon a raised stone hearth. The kitchen/breakfast room forms the heart of the house being extensively fitted with a range of contemporary units with in-built appliances to include oven, hob, dishwasher, microwave/combo grill and fridge/freezer. It is arranged with a large breakfast bar beyond which is a seating area with a door leading to the rear garden.

The first floor is equally impressive with a galleried landing accessing the bedrooms. The principal bedroom is of a generous size and has a panelled door leading to a lavishly appointed en-suite fully tiled with an oversized rectangular shower cubicle and matching white suite and tiling up to dado height. The remaining two bedrooms both of which are well proportioned are served by a tiled family bathroom.

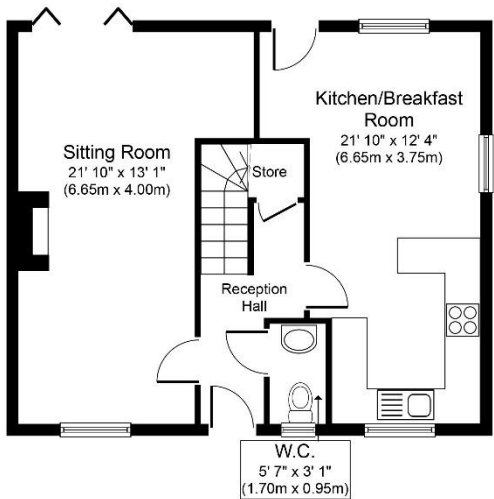
Outside
The property is approached via an electric security gate which gives access to private parking and a single garage with electric roller door and pedestrian door to the garage.

To the front of the property is an attractive landscaped area with paved and sandstone paths leading to the front door. The rear garden is of a level nature with a large sandstone entertaining terrace beyond which is a large expanse of lawn flanked by beds of lavender and rosemary and vertical panel fencing.

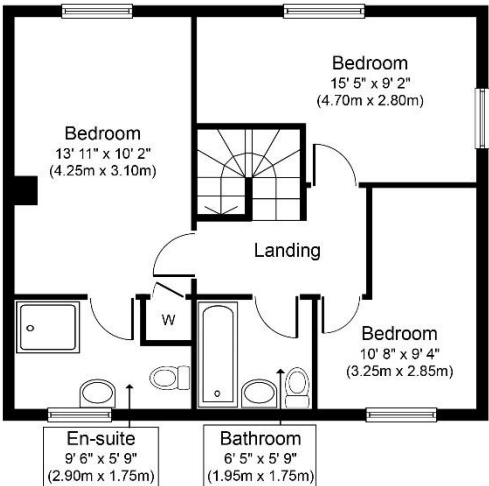
Agents Notes:
The property benefits from underfloor heating to the ground floor and radiators to the first floor. Both garages are equipped with power and light and have electric roller shutter doors and there is a private gated secure parking area for both properties with an intercom connecting to the properties.

Location
Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including rail connections to London Liverpool Street from the latter.

Access
Halstead 3 miles
Braintree 8 miles
Sudbury 8 miles
Braintree – Liverpool St – 60 mins
Stansted approx 30 mins
M25 J27 approx 50 mins



Ground Floor
Approximate Floor Area
562 sq. ft.
(52.2 sq. m.)



First Floor
Approximate Floor Area
562 sq. ft.
(52.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage.
Gas fired heating to radiators. EPC rating: B Council tax band: D
Broadband speed: up to 1000 Mbps (Ofcom).
Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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