

HILLCREST

Church Road, Bulmer, Essex, CO10 7EJ

Guide price £350,000

DAVID BURR






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Hillcrest is an established village property constructed in 2006 and enjoys a pleasant position with field views to the side and rear and offers well presented, versatile and spacious family accommodation.

A door with a decorative glazed panel opens to a spacious reception hall which has stairs with a mahogany handrail with a useful cupboard space beneath, attractive panelling to dado height and doors to the kitchen and principal reception room. The principal reception room is situated to the rear of the property and is generously proportioned and of an 'L' shaped design with a window to the side elevation and a space adjacent that provides a dining area and a useful living space with French doors to the rear accessing the terrace and garden making the room ideal for family entertaining.

The kitchen breakfast room is situated to the front of the property with a window on the front elevation and is extensively fitted with a range of floor and wall mounted units with a one and a half bowl sink, a' Bosch' oven and grill,' Siemens' hob with extractor hood above, space for a fridge freezer and attractive limed oak effect LVT flooring. A square arch opens to a useful and practical utility room which has the same flooring as the kitchen and a range of floor mounted units with a single bowl sink, plumbing for a washing machine, dishwasher and space for a tumble dryer and there is a useful glazed and panelled door providing access to the side of the garden. The ground floor accommodation is completed with a spacious cloakroom which has a pedestal wash basin, tiled splashback and a matching WC.

The stairs rise to a spacious landing which has attractive panelling to dado height and a door providing access to a practical and useful linen cupboard. The principal bedroom is situated to the front elevation of the property and has wonderful views over open countryside and is of an especially generous size with attractive panelling to one wall. A door opens to a spacious en-suite shower room which is tiled to dado height with a decorative border and has a large corner shower cubicle, pedestal wash hand basin, matching WC and tiled floor. There are two further bedrooms situated to the side and rear of the property both of which are generously proportioned and have wonderful views over open rolling farmland. These are served by a well-appointed family bathroom which is tiled to dado height with a decorative border, a pedestal wash hand basin, matching WC and bath with shower attachment and a tiled floor.

Outside

The property is approached via a shared drive which leads to the rear of the garden and in turn accesses the single car port and an additional allocated parking space. A path leads to the front door and a gate provides pedestrian access to the side garden and back garden. There are French doors from the sitting room leading to an extensive sandstone terrace making the property ideal for family entertaining. Adjacent to the terrace is a large sleeper bed providing interest and colour beyond which are expanses of lawn and a decorative corner gravel area providing a focal point. Beyond the lawn is a second sandstone terrace which is adjacent to the car port and placed to enjoy the evening sunshine. At the side of the property is a useful gated area and a storage shed which can be accessed via the utility and there is also an outside tap.

The well presented accommodation comprises:

- Large sitting/dining room
- Impressive principal suite
- Two further bedrooms and family bathroom
- Pleasant garden
- Car port and allocated parking
- Countryside views

Agents notes:
Repairs and maintenance of the drive is split equally between the six properties.

Location

Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles North-East with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles South and further facilities can be found at Braintree, which also has a train station.

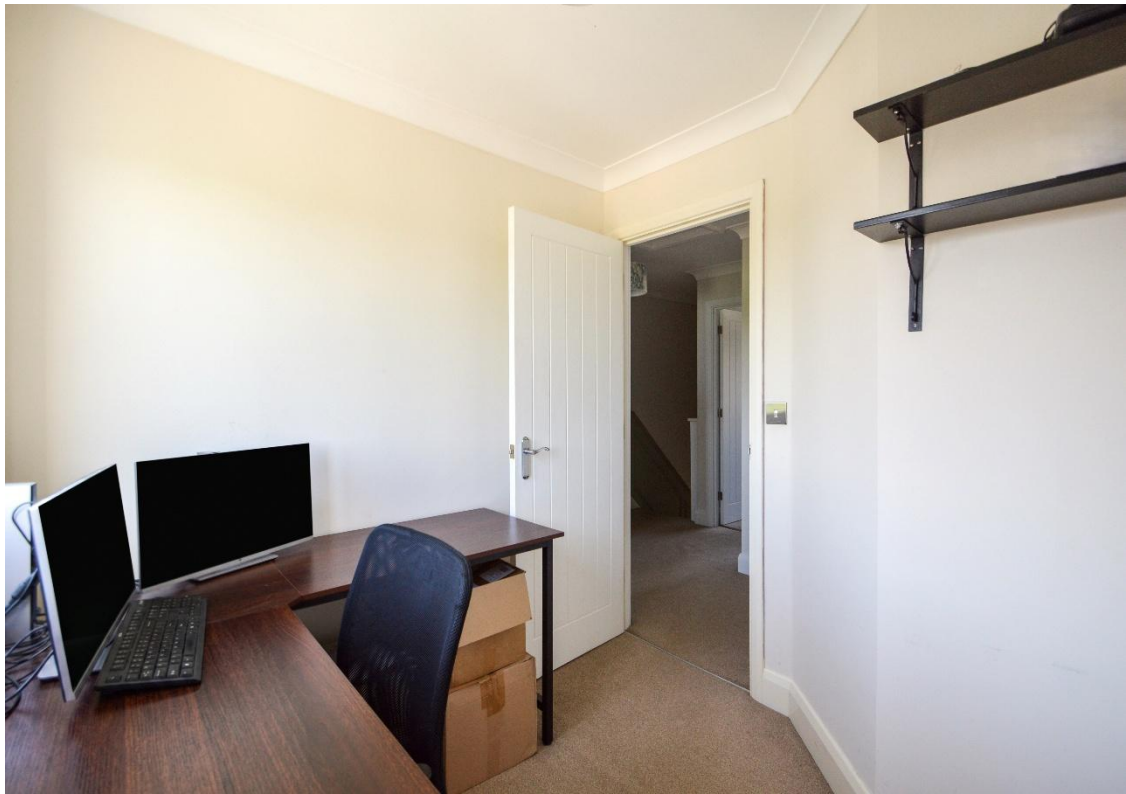
Access

- Sudbury 2 miles
- Halstead 7 miles
- Braintree 14 miles
- Colchester 17 miles
- Ipswich 23 miles
- Stansted Airport 30 miles






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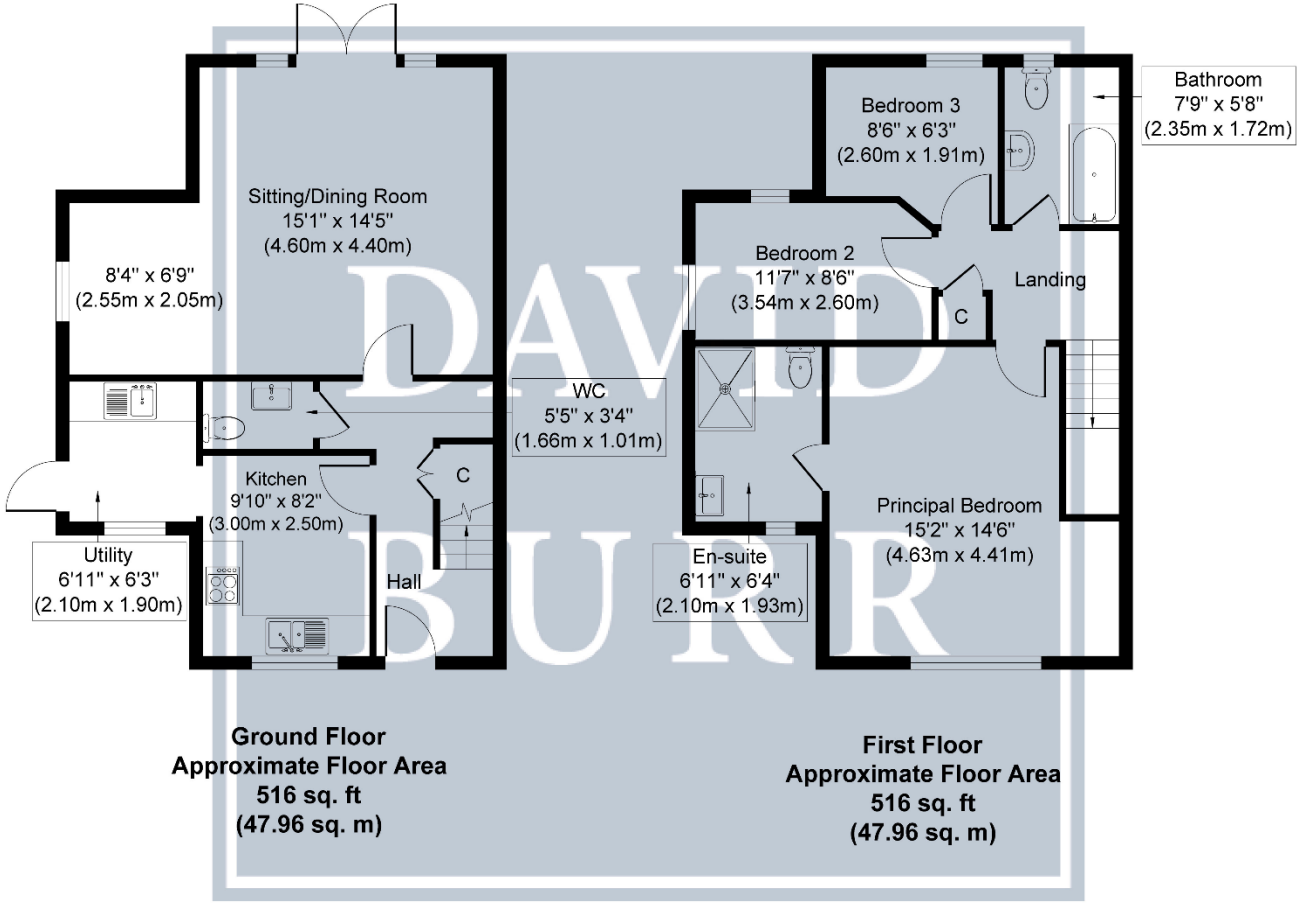












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Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: C

Council tax band: C Broadband: Fibre to the premise

Tenure: Freehold Construction type: Brick and block

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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