



**Duncan Rise, Great Yeldham, Halstead, CO9 4QE**

## welcome to Duncan Rise, Great Yeldham, Halstead

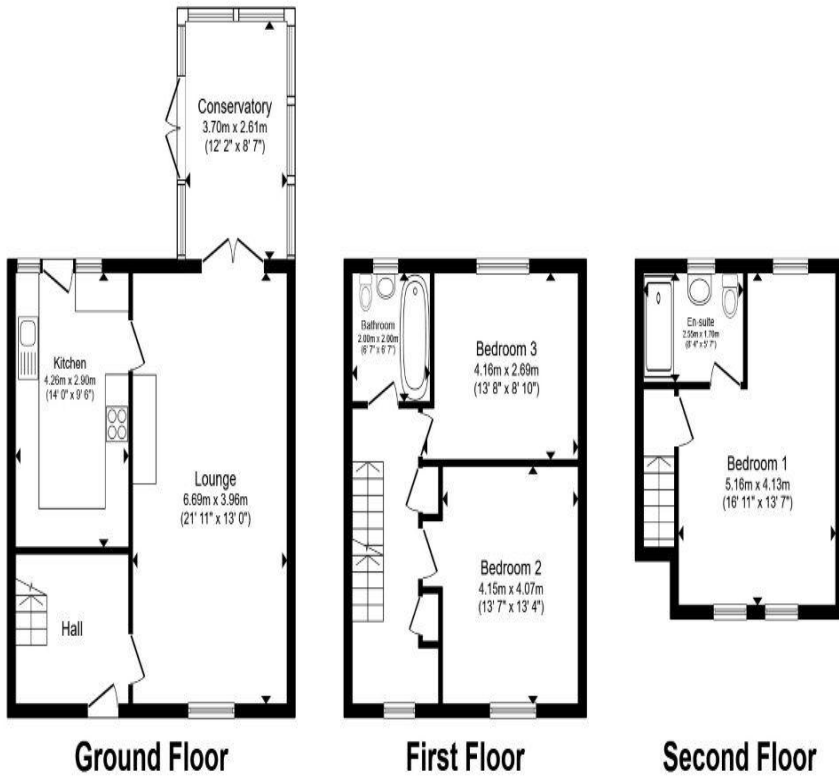
- Semi-detached
- 3 Bedrooms
- Stunning family home

Tenure: Freehold  
EPC Rating: D

- En-suite & family bathroom.
- Village location

Council Tax Band: C

# £400,000



Total floor area 120.1 m<sup>2</sup> (1,293 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### Entrance Hall

### Lounge

12' 9" max x 21' 9" max ( 3.89m max x 6.63m max )

### Kitchen

9' 5" x 13' 9" ( 2.87m x 4.19m )

### Conservatory

8' 5" x 12' 1" ( 2.57m x 3.68m )

### First Floor Landing

### Bedroom Two

13' 3" max x 13' 6" max ( 4.04m max x

4.11m max )

### Bedroom Three

13' 6" max x 8' 8" max ( 4.11m max x 2.64m max )

### Family Bathroom

### Second Floor Landing

### Bedroom One

13' 5" max x 16' 9" max ( 4.09m max x 5.11m max )

### En-Suite

### Front Garden



### Rear Garden

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### Property Ref:

HST107999 - 0005

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