



FAIR VIEW, 7 DYERS END

Stambourne, Halstead, Essex, CO9 4NE

Guide price £399,995

DAVID
BURR



Fair View, 7 Dyers End, Stambourne, Halstead, Essex, CO9 4NE

A deceptive three bedroom detached bungalow providing approximately 1150 sqft. Of accommodation (excluding garage), situated in the village of Stambourne, which is located approximately 8 miles north west of Halstead.

The property features three double sized bedrooms, a particularly well-proportioned hallway, living room with fireplace, and kitchen/breakfast room with adjoining conservatory. The rear garden is private and convenient to maintain, and there is parking for several cars.

Stambourne's neighbouring villages include Ridgewell, Toppesfield, Cornish Hall End and Great Yeldham. There are also footpaths close by offering rural walks.

Composite type entrance door with glass stain insert and matching glaze side panel to an entrance porch which in turn opens to a spacious reception hallway. The hallway features laminate flooring, a large walk in storage cupboard and downlights to the ceiling.

The sitting room is a well proportioned living area, focal point of which is a substantial fireplace in brick and timber bressummer with tiled hearth. There is also a large bay window to the front.

There are three bedrooms, all double in size with the bedroom to the rear of the bungalow being slightly larger and with windows to two elevations. The family bathroom features a white suite including enclosed panelled bath with Mira electric shower unit, hand wash basin and WC.

The kitchen/breakfast room is fitted with timber square edged counter tops and cupboards with matching wall units, three draw stack, integrated dishwasher, integrated washing machine and integrated refrigerator. Inset to the counter top, below a rear facing window, is an enamel type sink with mixer tap. There is also a cooker, extractor hood and a glass back plate.

From the kitchen there is a further composite type door to the conservatory which features a tiled floor area and is glazed to three sides. It also provides access to the garage and there are French doors which lead out to the rear garden.

The garage is larger than average with a roller type door to the front, power and light connected and located within, is the oil fired boiler (recently replaced).

Outside

There is a paved patio area and lawn retained by fencing. Sited within the garden is the oil tank and there is a side gate leading to the front and side gardens. The rear garden is secluded and provides a low maintenance recreational area. To the front of the property there is parking potential to two to three cars (subject to size).

The well presented accommodation comprises:

Spacious entrance porch and hallway	Conservatory
Living room with fireplace	Garage
Three double bedrooms	Secluded rear garden
Family bathroom	Parking for two/three cars
Kitchen/breakfast room	Semi rural location

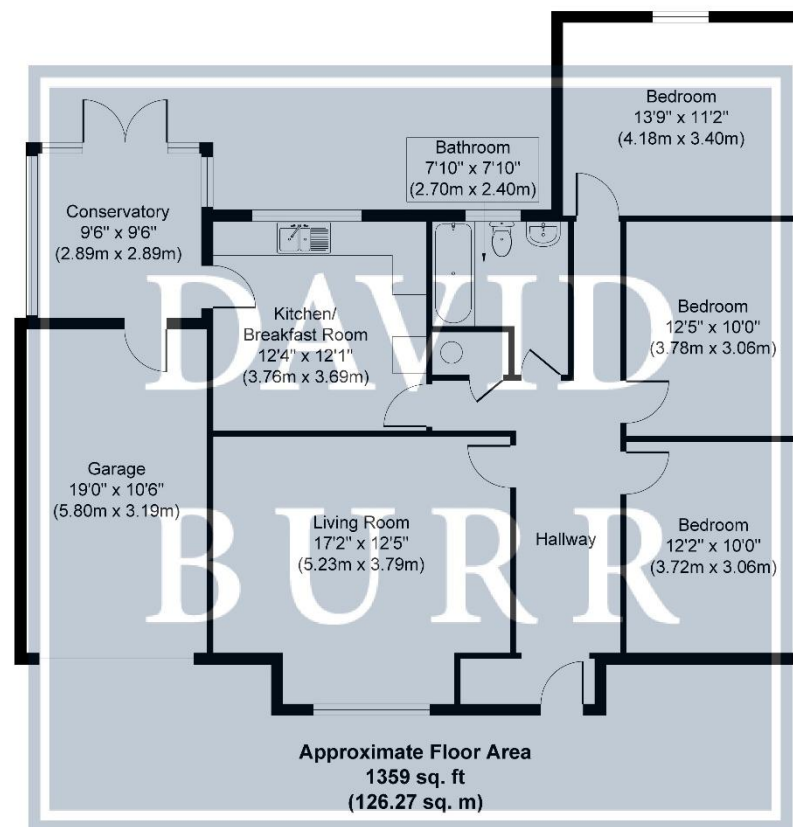
Location

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles west of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

Access

Halstead 9 miles	Saffron Walden – Liverpool St 60 mins
Braintree 13 miles	Stansted approx 30 mins
Sudbury 13 miles	M25 J27 approx 50 mins





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: TBC

Council tax band: D Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Standard

Broadband speed: up to 1800 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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**DAVID
BURR**