JAMIE WARNER
ESTATE AGENTS

1 Great Oak Court, Great Yeldham, Halstead, CO9 4PZ

Offers Over £260,000

- Open plan living floor
- Ground floor study
- Low maintenance garden
- Kitchen / dining / sitting room
- Enclosed garden room
- Oil fired central heating
- Two bedrooms
- Backing onto woodland
- Driveway parking for two vehicles

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BACKING ONTO THE RIVER COLNE WITH WOODLAND VIEWS AND FLEXIBLE LIVING SPACE

A well-presented and deceptively spacious two-bedroom home, enjoying a tucked-away position within Great Oak Court and backing directly onto the River Colne and surrounding woodland, offering a rare outlook and a real sense of privacy.

Arranged over three floors, the property provides versatile and adaptable accommodation suited to modern living. The first floor features a bright OPEN PLAN KITCHEN / DINING / LIVING SPACE, creating a sociable and well-balanced main living area.

On the ground floor, the property benefits from a FLEXIBLE STUDY OR HOME OFFICE along with a separate garden room, offering additional reception space ideal for working from home, hobbies or relaxing while enjoying views over the garden.

The second floor provides two bedrooms along with a bathroom, making the property well suited to a range of buyers including first-time purchasers, downsizers or those seeking a home with useful additional space.

Externally, the rear garden enjoys a pleasant outlook towards the river and woodland beyond, while the property also benefits from OFF-ROAD PARKING FOR TWO VEHICLES.

Positioned within the well-served village of Great Yeldham, the property offers a balance of space, setting and flexibility that is rarely found within homes of this type.

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Council Tax Band: B

Accommodation:

Ground Floor

Entrance Hall
A welcoming entrance hall with laminate flooring and radiator. Stairs rise to the upper floors and doors lead to the cloakroom and study, creating a practical and functional entrance to the home.

WC
A convenient ground floor cloakroom fitted with a low level WC and corner wash hand basin with mixer tap and tiled splashbacks. Window to the front aspect and laminate flooring.

Study
3.46m (11'4") max x 2.82m (9'3")
A versatile ground floor room currently arranged as a home office. French doors open directly onto the rear garden allowing natural light to flow into the room whilst providing a pleasant outlook over the outside space.

First Floor

Open Plan Kitchen / Dining / Living Space
5.52m (18'1") x 4.97m (16'4")
A superb open plan living space forming the heart of the home, combining kitchen, dining and seating areas into one bright and sociable room.

The kitchen area is fitted with a range of shaker style base and eye level units with oak worktops over, incorporating a butler style sink with swan neck mixer tap positioned beneath a window overlooking the front aspect. Integrated appliances include a fridge/freezer together with a fitted electric oven, four ring ceramic hob and extractor hood over, with plumbing available for a dishwasher.

A breakfast bar peninsula creates a natural divide between the kitchen and living areas whilst also providing an ideal spot for informal dining.

The generous proportions comfortably accommodate both dining and seating areas, with the living area enjoying a large rear facing window overlooking the garden and wooded surroundings beyond, allowing excellent natural light into the room.

Second Floor

Bedroom 1
2.99m (9'10") x 2.59m (8'6")
A comfortable double bedroom enjoying a pleasant outlook via the front facing window. The room provides space for bedroom furniture and benefits from radiator heating.

Bedroom 2
2.83m (9'3") x 2.37m (7'9")
A well proportioned second bedroom with window to the front aspect and radiator. The room benefits from a double built-in cupboard together with an additional single storage cupboard, providing excellent built-in storage whilst maximising usable floor space.

Bathroom
1.85m (6'1") x 1.70m (5'7")
Enjoys a modern bathroom suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. The room is finished with contemporary tiled walls, heated towel rail and a window to the rear allowing natural light and ventilation.

Outside

Front
The property enjoys the convenience of a tarmac driveway to the front providing off-road parking for two vehicles, with a garage door providing access to the store.

Garden Room
3.71m (12'2") x 2.60m (8'6")
Originally part of the property's former carport, the garden room has been enclosed by the current owners to create a versatile additional space. The room is accessed via a separate door next to the study's French doors, with a further internal door leading through to the store.

Rear Garden
The rear garden is designed for ease of maintenance whilst still providing an attractive outdoor space to enjoy.

Immediately to the rear of the property there is a patio area providing an ideal space for outdoor seating, with a side access gate positioned to the side of the house giving convenient access to the front of the property.

Beyond this the garden is laid with an area of artificial lawn providing a practical space for

children's play or additional seating, which in turn leads to a generous block paved patio area positioned towards the far end of the garden, creating an excellent spot for outdoor dining and entertaining.

The garden enjoys a particularly pleasant outlook to the rear, backing onto a river with a wooded area beyond, creating a natural and tranquil backdrop.

The garden is enclosed by a combination of fencing and walling.

Viewings

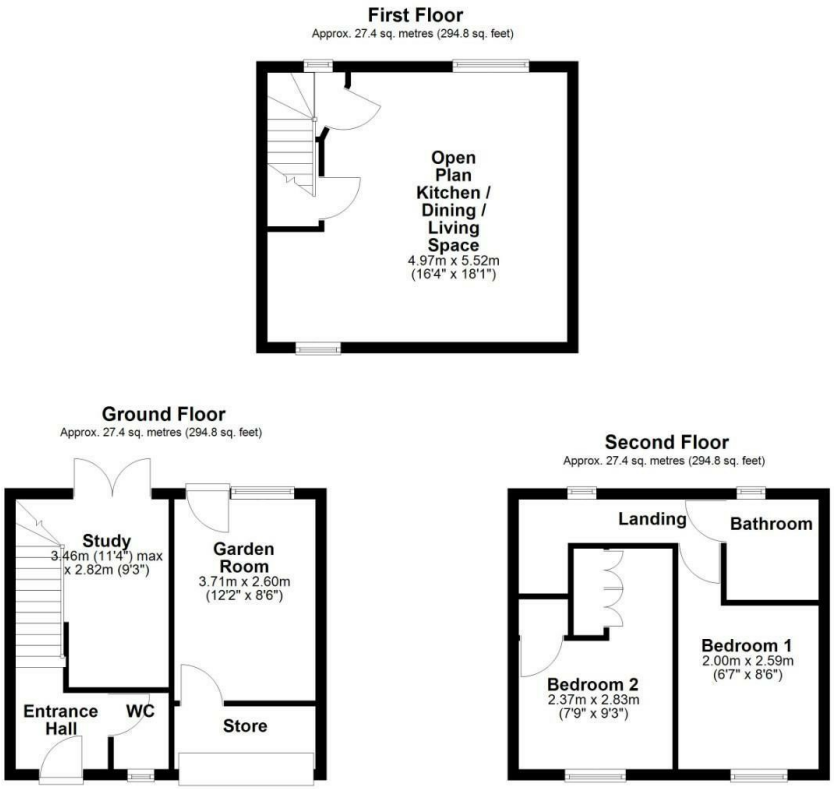
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

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