

**Toldish Hall Road, Great Maplestead Halstead CO9 2RB**

william h brown

***welcome to***

## Toldish Hall Road, Great Maplestead Halstead

Located close to the towns of Halstead in Essex and Sudbury in Suffolk.  The village features the Grade two listed round parish church, The Church of St. John the Baptist, which dates from around 1335.













**Entrance Hall**
A storm porch leads into an impressive entrance hall featuring tiled flooring, a staircase rising to the first floor, and a useful understairs storage cupboard. Doors provide access to the spacious lounge/dining room, cloakroom, and well-appointed kitchen.

**Cloakroom**
Featuring attractive wood panelling, the cloakroom comprises a WC and vanity wash hand basin.

**Kitchen**
The kitchen enjoys a window to the front aspect and a door to the side aspect. Fitted with a range of matching wall and base units complemented by work surfaces, the kitchen features an inset Butler-style sink with mixer tap, ceramic hob, built-in double oven, and integrated dishwasher. There is also space for additional appliances. Inset spotlights provide modern lighting throughout.

**Living Room/Dinner**
The spacious lounge/dining room is flooded with natural light, featuring two sets of patio doors opening onto the rear garden, together with windows overlooking the rear aspect. A charming fireplace with log burner and wooden mantel creates an attractive focal point, while an opening leads through to the sitting room/snug.

**Sitting Room/Snug**
With a window to the front aspect, this versatile room is ideal for use as a cosy snug, home office, or study.

**First Floor Landing**

The first-floor landing features a window to the front aspect, allowing for plenty of natural light, and stairs rising to the second floor. Doors provide access to the bedrooms and the family bathroom.

**Principal Bedroom**

The principal bedroom enjoys windows to the rear aspect, offering far-reaching views across open countryside. Benefiting from a walk-in wardrobe, the room also provides access to a contemporary en suite bathroom.

**En Suite**
The en suite bathroom features a window to the rear aspect and is fitted with a luxurious Jacuzzi-style bath, separate shower cubicle, WC, vanity wash hand basin, and heated towel rail.

**Bedroom 2**

This room enjoys a window to the front aspect, offering delightful views across the surrounding countryside.

**Bedroom 3**
Window to the front aspect, offering far reaching countryside views.

**Family Bathroom**
The family bathroom features a window to the side aspect and is fitted with a modern suite comprising a panel-enclosed bath with shower over, WC, vanity wash hand basin, and heated towel rail.

**Second Floor Landing**
A door from the landing provides access to the versatile loft room.

**Loft Room/Bedroom 4**
Currently arranged as a bedroom and sitting area, this versatile loft room benefits from two skylight windows to the rear aspect, enjoying far-reaching views across the surrounding countryside.

**Outside**

To the front of the property, a generous driveway provides off-road parking for multiple vehicles, while a pathway bordered by lawn leads to the main entrance. The rear garden features a patio area with steps leading down to a well-maintained lawn, creating an ideal space for outdoor entertaining and relaxation. Far-reaching views across the adjoining fields enhance the peaceful and tranquil setting of the garden.

**Agents Note**
Underfloor heating downstairs and electric heaters upstairs.

**Agents Note**
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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# Halstead

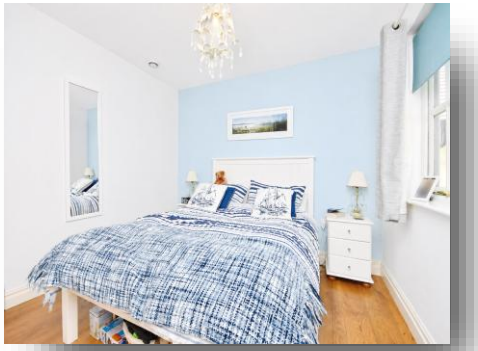
- Countryside Views
- Rural Location
- Four Double Bedrooms
- Solar Panels
- En-Suite & Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

## £550,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HST108519

The Property Ombudsman

Property Ref:
HST108519 - 0007

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