



Belle House
Tilbury Juxta Clare, Essex

**DAVID
BURR**



Belle House, Clare Road, Tilbury Juxta Clare, Halstead, Essex CO9 4JS

Tilbury Juxta Clare is a small hamlet approximately 4 miles south of the market town of Clare which is an attractive and historic town boasting many fine examples of period architecture. It has wide range of everyday facilities including doctors, shops, schools, restaurants, bank and library. The market towns of Sudbury and Braintree, with their commuter services to London, lie 8 and 12 miles away respectively. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

This substantial detached period house is situated in a semi-rural village location enjoying views over open countryside to the front and rear. The property further benefits from secure gated parking, single and double garage and enjoys a generous plot approaching 0.3 of an acre.

A detached period home situated in a semi-rural village location set upon a generous plot of all about 0.3 acres.

Entrance into:

ENTRANCE HALL Access via an external oak covered porch to a spacious hallway with staircase leading to the first floor, storage cupboard beneath housing the water softener.

KITCHEN/BREAKFAST ROOM Forming the hub of the home, this stylish open-plan kitchen enjoys a range of wall and base units under solid worktop with Belfast sink inset. Integrated appliances include fridge and washer drier and a Stoves electric cooker, whilst there is space for an American style fridge/freezer. Separate preparation island and tiled flooring leads through to the breakfast area with plenty of space for a dining table and chairs and features beautiful red brick chimney with solid fuel burning stove inset, built-in storage in the recesses and outlook to the front.

SITTING ROOM A generous triple aspect room with French doors leading to the terrace and featuring brick fireplace with a solid fuel burning stove set upon a brick hearth with bressumer over.

STUDY/SNUG Another charming reception room with stunning red brick chimney and outlook to the front aspect.

CLOAKROOM With WC and wash hand basin.

First Floor

LANDING With a delightful picture window on the half-landing with views across open countryside, access to the roof space and rooms off:

MASTER BEDROOM A generous double bedroom with a range of fitted wardrobes, outlook to the rear with views across open countryside and an **En-Suite** comprising a tiled double shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and flooring.

BEDROOM 2 Another generous double bedroom with outlook to the front aspect with views over open countryside. **En-Suite** comprising a large shower cubicle, pedestal sink unit, WC, part tiled walls and floor.

BEDROOM 3 A further double bedroom with outlook to the front aspect with views over open countryside and a large built-in wardrobe.

BEDROOM 4 A further double bedroom with outlook to the rear offering views over open countryside.

BEDROOM 5 With outlook to the front and airing cupboard.

BATHROOM A modern contemporary bathroom with freestanding bath with shower attachment, vanity sink unit, WC, heated towel rail and

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extensively tiled walls and flooring.

Outside

The property is approached via a pair of wrought iron gates leading to a block paved driveway providing parking for multiple vehicles, in turn leading to a **Garage** with light and power connected. The rear gardens are an asset to the property and enjoy an extensive two-tiered dining terrace opening to an area of traditional lawn with post and rail fencing and a hedge line bordering open countryside offering a stunning view. The gardens feature a range of trees, topiary hedging and beds, greenhouse and a further parking area accessed via a pair of Suffolk gates with a **Double Garage/Workshop**.

SERVICES: Septic tank, oil-fired heating, mains water and electricity.

NOTE: None of the services have been tested by the agent.

TENURE: Freehold.

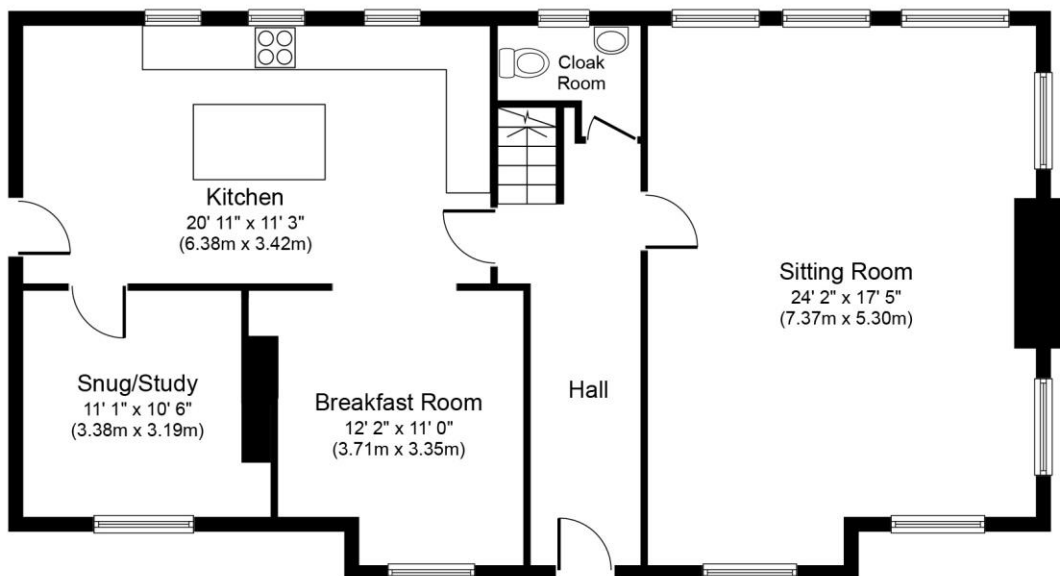
LOCAL AUTHORITY: Braintree District Council.
Council Tax Band: F. £2,659.54 per annum.

EPC RATING: TBC.

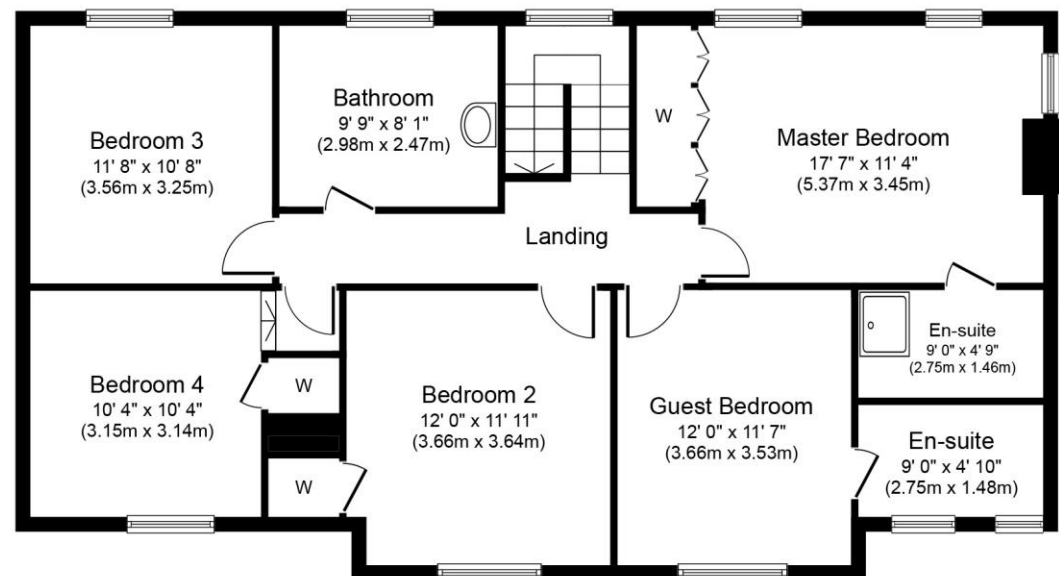
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
1,046 sq. ft.
(97.2 sq. m.)



First Floor
Approximate Floor Area
1,046 sq. ft.
(97.2 sq. m.)

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.

