



23 SUDBURY ROAD

Halstead, Essex.

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23 Sudbury Road, Halstead, Essex, CO9 2BB.

A glazed and panel door with window to the side opens to the attractive reception hall which has oak flooring, stairs rising to the galleried landing, attractive coving, and a bench seat to the side of the staircase. A solid oak door leads to the impressive principal reception room with a large bay window to the south affording views across the terrace and garden, and attractive detailed cornicing to the ceilings and moulded skirting boards with an attractive angled and curved wall feature.

To the front of the property is a cosy family room/snug with a dual aspect and has cornicing to the ceilings and moulded skirting boards. The kitchen/ breakfast room forms the heart of the house and is situated to the rear of the property, and has a bay window with a seat which allows the occupants to take advantage of the wonderful views to the gardens and rolling countryside beyond. It is extensively fitted with a range of beech fronted base and wall mounted units with a green AGA providing a focal point with a detailed hood above. Integrated appliances include a 'Neff' oven and grill, 'De deitrich' gas hob with extractor hood above, fridge freezer and 'Siemens' dishwasher. The room has attractive travertine flooring and a square archway opens to the impressive garden room with bi-folding doors opening to an extensive entertaining area. The garden room also has the same attractive travertine flooring and a part vaulted ceiling. Accessed from the hallway is a well-appointed cloakroom which is panelled to dado height and has a matching white suite with a rectangular sink on a vanity unit and twin doors open to a large utility cupboard with space and plumbing for a washing machine.

The stairs rise to an impressive galleried landing affording a dual aspect with views to the front and a large linen cupboard. The principal bedroom is situated to the rear of the property and benefits from the wonderful views to the garden and rolling countryside beyond and is fitted with attractive plantation shutters and has full height floor to ceiling built in wardrobes. A further door leads to a well-appointed fully tiled en-suite shower room with tiled flooring, vanity unit with a rectangular sink and matching WC. There are three further bedrooms, one situated to the rear of the property, one to the front and one to the side which has a dual aspect and the bedroom situated to the rear of the property benefits from the wonderful views. These are all served by a lavishly appointed and recently refurbished family bath/shower room with tiled flooring, oval ended bath, large walk-in shower cubicle and a wall mounted vanity unit and matching WC.

The detached annexe is accessed via a glazed and panel door which leads to an entrance hall with a part vaulted ceiling with ample coat and boot space. A glazed door leads to the attractive sitting room which has a fully vaulted ceiling with four Velux windows and is fully glazed to the westerly aspect taking in the views to the gardens, with French doors leading to paved steps and a terrace beyond. There is a well-appointed kitchen with a range of wall and floor mounted oak units with attractive laminate worktops and tiled splashbacks, there is a stainless-steel single sink unit, oven and grill with 'Neff' hob above and tiled effect flooring. A panel door leads to a spacious bedroom with views to the front and there is a complete range of built in floor to ceiling wardrobes. A further panel door leads to a fully tiled shower room with a large walk-in shower cubicle, base vanity unit with storage beneath and a matching WC and tiled flooring throughout. The annexe benefits from underfloor heating throughout.

Outside

The property is approached via an attractive white picket fencing leading to a five-bar gate, beyond which is an extensive parking area which in turn leads to the single garage with electric roller door. There is an attractive mellow red brick wall behind which is laurel hedging and three particularly attractive cedar trees. To the northerly aspect is mature beech hedging providing privacy, and rear access is provided on both sides of the property via attractive wrought iron gates. There is a paved courtyard by the front door with a curved mellow brick wall and a covered porch.

The rear garden is truly delightful and has been professionally landscaped to provide year-round colour and interest. Immediately to the rear of the house is an extensive raised sandstone terrace, flanked by mellow red brick wall and a raised red brick planter. An attractive feature arch from the terrace guides you to an extensive expanse of neatly manicured lawn which is flanked by densely stocked bodacious borders which contain a variety of perennials and shrubs which provide structure and colour throughout the year. There are a variety of specimen trees which include acer, cherry and maple. On the north side of the property is an attractive weather clad building with a brick plinth and tiled roof which is set up as an outside bar, and is perfect for entertaining, adjacent to which is a raised sandstone seating area.

The garden is distinctly separated by a laurel hedge and a further arch feature with a ramp leading to a further terrace, adjacent to which is a useful garden storage building which has a tiled roof,



weatherboarded elevations, and a brick plinth. There is a gravelled petanque pitch and beyond that is a further expanse of lawn with a variety of fruit trees forming a small orchard, with mature mixed hedges to the boundaries.

Agents notes:

The family bath/shower room benefits from electric underfloor heating.

The annexe has a separate council tax band of A. Currently the owners have an exemption as a family member is in occupation.

The three cedar trees to the front boundary are subject to a TPO.

The immaculately presented accommodation comprises:

Reception hall	Three further bedrooms
Sitting room	Family bath/shower room
Family room	Detached annexe
Garden room	Garage
Kitchen/breakfast room	Extensive parking
Cloak/utility room	Outbuildings
Principal bedroom	Professionally landscaped garden

Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles

Braintree 7 miles

Colchester 10 miles

Chelmsford 19 miles

Bury St Edmunds 25 miles

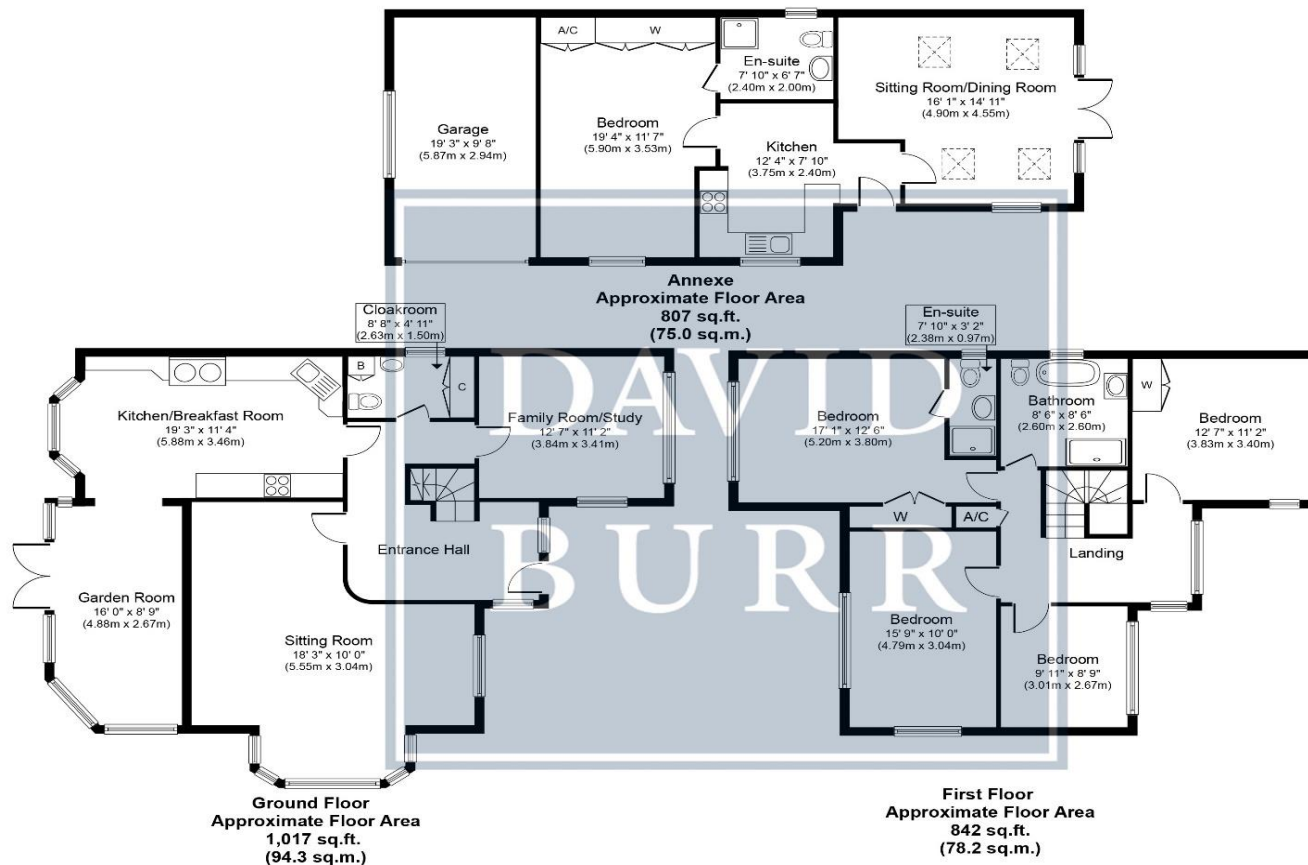
Braintree-Liverpool St- 60 mins

Stansted approx. 30 mins

M25 J27 approx. 50 mins







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Additional information

Services: Main water, electricity and drainage.
 Gas fired heating to radiators and part underfloor system.
 EPC rating: C and C.
 Tenure: Freehold.
 Council tax band: E.
 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.
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Contact details

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