



QUEEN STREET

Sible Hedingham, Halstead, Essex. Guide £150,000:00.





Proposed Front Elevation - 1:100



Proposed Side Elevation - 1:100



Proposed Rear Elevation - 1:100



Proposed Side Elevation - 1:100

Land adjacent to 22 Queen Street, Sible Hedingham, Halstead, Essex, CO9 3RH.

A well-situated building plot on the periphery of this sought after village, with consent having been granted for a substantial detached dwelling of an individual design with attractive vernacular features throughout to include weatherboarded elevations and high brick plinths.

The accommodation will comprise an appealing open plan layout to the rear incorporating a stylish kitchen and family area which has bi-fold doors to the rear garden and an impressive garden room with vaulted ceiling. There is a generously proportioned sitting room with a fireplace which has doors opening to the garden room which make it ideal for modern family lifestyles. In addition, there is a useful study situated to the front elevation which will be ideal for those who work from home. There is a spacious utility room which is accessed from the kitchen, and this also has a door to the garden. The ground floor accommodation is completed by a cloakroom.

The first floor has a galleried landing, and the principal bedroom is situated to the rear and has French doors and a Juliette balcony, with a further door accessing an en-suite shower room. There is a guest suite situated to the front elevation which has built in wardrobes and an en-suite shower room. There are two generously proportioned remaining bedrooms, both of which have built in wardrobes and are served by a well-appointed family bathroom.

The gardens are to be landscaped in accordance with the plans and include a large natural stone terrace to the rear and paths adjacent to the dwelling, expanses of lawn to the rear and sides and mixed native hedge planting to the rear and front. There is attractive willow fencing with a pedestrian gate segregating the rear garden from the front, and bedded stone to the driveway.

Agents notes:

Planning reference number: 22/02623/FUL. The planning was granted on appeal.

There are no services currently on site, although we understand that the main sewer is in the road to the front of the property.

The local authority has requested an archaeological survey be carried out prior to construction as one of the conditions of the planning.

The gross internal floor area of the new property will measure approximately 189 square metres / 2054 square feet.

Local authority is Braintree District Council.

Broadband speeds of up to 830Mbps are available via Gigaclear Hyperfast.

Access

Halstead 5 miles
mins

Braintree-Liverpool St 60

Sudbury 6 miles
30 mins

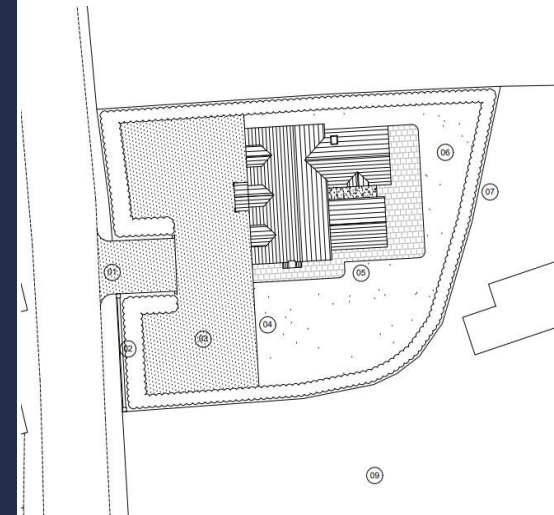
Stansted airport approx.

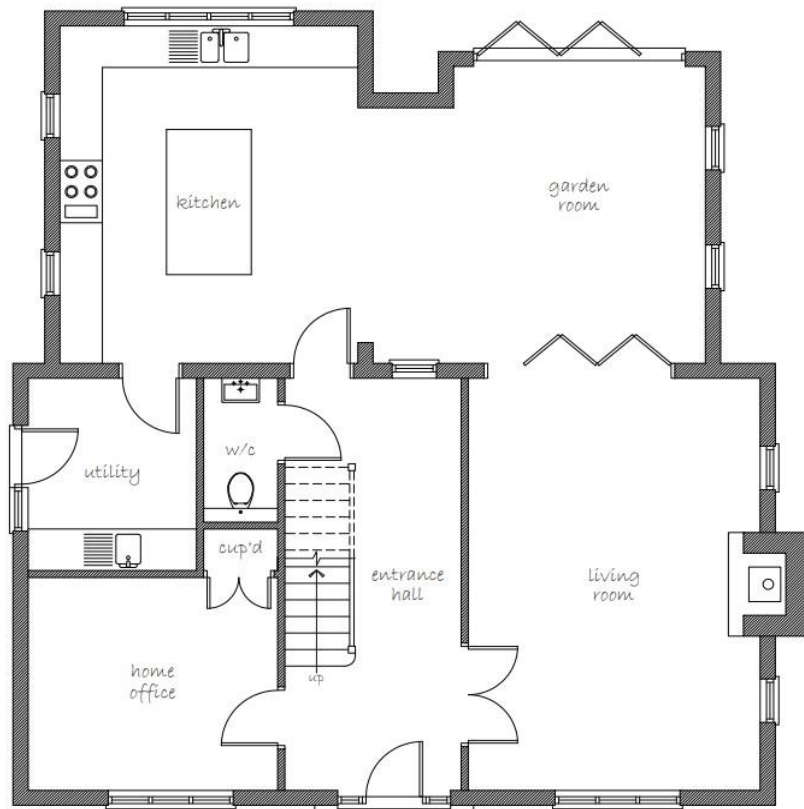
Braintree 10 miles
minutes

Addenbrookes 40

Cambridge 30 miles

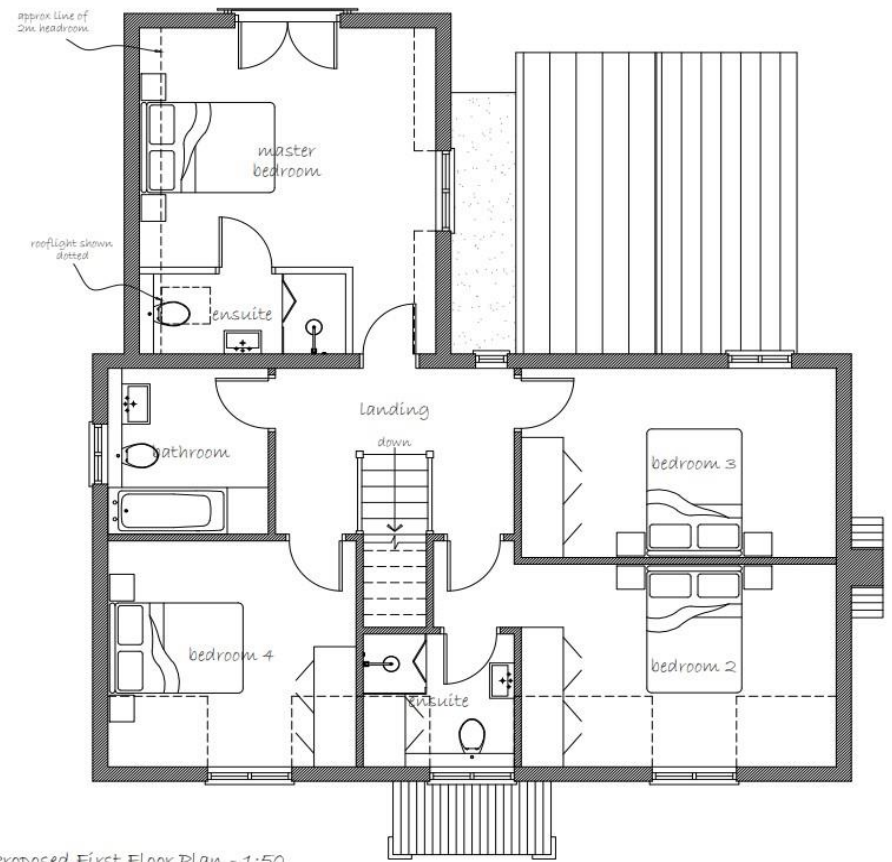
Cambridge centre 45 minutes





Proposed Ground Floor Plan - 1:50

Scale @ 1:50 0 1m 2m 3m 4m



Proposed First Floor Plan - 1:50

Scale @ 1:50 0 1m 2m 3m 4m

Additional information

Services: Not connected.

EPC rating: N/A

Council tax band: N/A

Tenure: Freehold

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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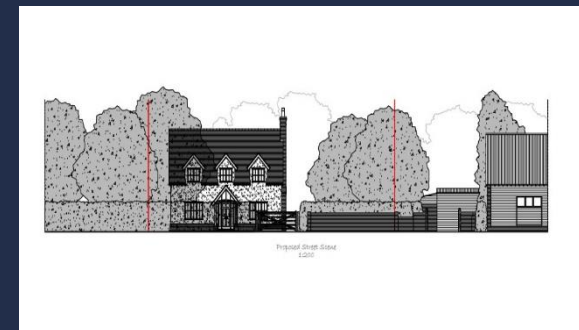
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**DAVID
BURR**