



HEDGEROWS, BERIDGE ROAD

Halstead, Essex

Guide Price £389,500

**DAVID
BURR**



Hedgerows, 86B Beridge Road, Halstead, Essex, CO9 1JZ

A superbly presented and significantly extended modern three/four bedroom attached house, with flexible accommodation in the order of approximately 1400sqft, incorporating a stunning, light and airy open plan kitchen/dining/living room, making this property quite exceptional.

The versatile study could easily be utilised as an additional bedroom or playroom and there is the added appeal of a separate utility room. Numerous windows feature plantation style shutters and the ground floor combines radiator and under floor heating. The gardens have been thoughtfully landscaped over two tiers with lighting and areas to catch the sun, and in view of all the features mentioned an appointment to inspect Hedgerows is absolutely essential.

A recessed entrance door opening to entrance hall, with Karndean flooring, feature radiator, understairs storage cupboard, stair flight rising to the first-floor level and doors to cloakroom, sitting room and kitchen. Cloakroom with white two-piece suite. The sitting room features a bay window to the front, Karndean flooring and imitation chimney breast and fire place with space for an electric solid fuel effect stove heater (not included). From the hall way there is a door opening to a stunning open plan kitchen/dining/family room. Within the kitchen area there are granite counter tops and high gloss, soft closing drawers and cupboards providing in combination a considerable amount of storage at floor and eye level. Larder units with an integrated dish washer, fridge and freezer, two Neff electric ovens and a cooker hob. The large island incorporates a substantial granite counter top, Quooker water heater, underslung sink, a wine cooler and storage cupboards. Tiled floor area.

The dining area features two Velux skylight windows and bi-folding doors opening to the patio. The living area incorporates a featured tiled wall and provides access to the utility room to the front and a study/playroom/fourth bedroom to the rear. The utility room is fitted with counter tops and base cupboards, a sink top, an extractor fan and window to front. The study/fourth bedroom is a spacious and flexible room adding to the versatility of the house, with French doors to the side and window to rear.

The first-floor landing has a built-in airing cupboard and access to three bedrooms and the family bathroom. Bedroom one features an expanse of his and hers fitted wardrobes across one wall, incorporating draws. The en-suite is fitted with a shower cubicle, hand wash basin and low-level

WC. Bedroom two is a generous sized double and bedroom three is a good size single room. The family bathroom features a white suite comprising low level WC and hand wash basin, bath with mixer tap, tiling to all walls and extractor fan.

Exterior

To the front of the property is a low brick wall and pathway leading to the entrance door. Access alongside the right-hand side of the house to the rear garden via a gate. Parking up to two vehicles (subject to size), EV charging point and hot and cold water supply. The rear garden comprises of a paved patio area stepping down to a lawned section and beyond a low wall to a stone covered section retained by fencing to the boundary. There are flower and shrub borders retained by sleepers with inset lighting. At the rear is a timber shed. Exterior power supply.

The immaculately presented accommodation comprises

Sitting room with bay window	Three/four bedrooms
Bathroom, en-suite and cloakroom	Separate utility room
Open plan Kitchen/dining/living room	Double glazed windows
Study/playroom/bedroom	Off road parking
Radiators and underfloor heating	EV charging point

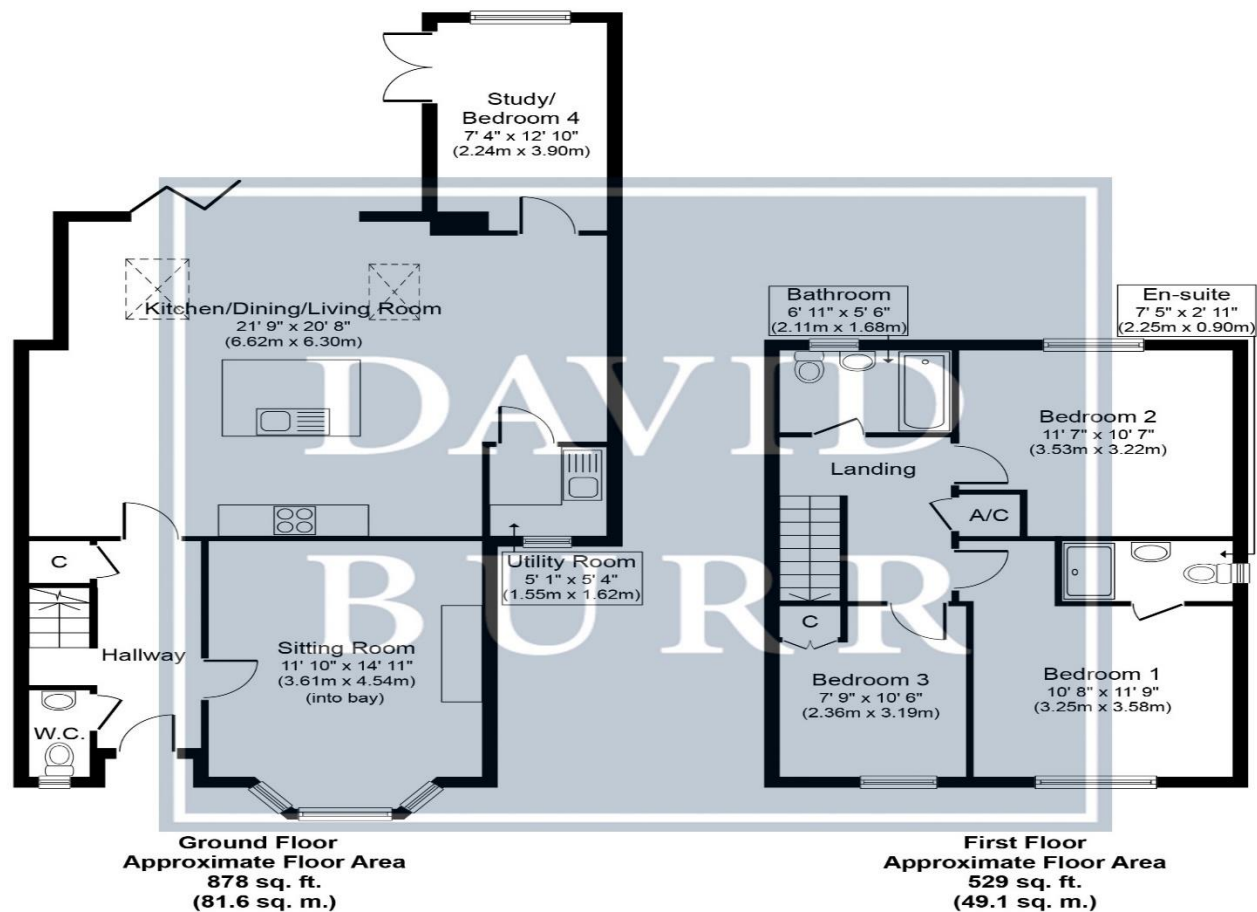
Area

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	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 mins





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.

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Additional information

Services: Main water, mains gas, electricity and drainage.
Gas fired heating to radiators and under floor heating.
EPC rating: D
Council Tax band: C
Broadband coverage: up to 1000Mbps (source Ofcom)
Mobile phone coverage: EE, Three, O2, Vodafone (source Ofcom)
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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