



37 STATION ROAD

Sible Hedingham, Halstead, CO9 3QA

Guide £335,000

**DAVID
BURR**



37 Station Road, Sible Hedingham, Halstead, CO9 3QA

A superbly presented tastefully decorated three bedroom attached house, which has been modernised throughout and includes a very impressive kitchen/dining room, separate sitting room and three well proportioned bedrooms. The house is set back into the plot and features a generous amount of parking, an immaculate garage/workshop and outbuilding suitable for home gym or similar.

UPVC replacement entrance door with inset stained glass and matching side panels leading to entrance porch, meter cupboard and part glazed door opening to the entrance hall. Stair flight ascending to first floor, understairs storage area, useful storage cupboard, doors to sitting room and open plan kitchen/dining room. The sitting room is a light and airy room, which features a large window to front and radiator. The kitchen/dining room is also a light and airy room. Within the dining area there is a former fireplace potentially suitable for installation of a solid fuel burner subject to regulations, and large bi-folding doors to the rear patio. The kitchen area features base and wall units in a cream finish, oak fitted counter tops extending to two sides and then to form a large breakfast bar Enamel style 1.5 bowl sink top, touch operated cooker hob and double electric oven. Additionally, there is space for refrigerator and slim line style dishwasher. Also incorporated in the kitchen is a concealed waste bin and cupboard housing Worcester gas boiler (with warranty). From the kitchen there is an opening to a very useful utility room, again featuring oak counter top and base cupboard with draw stack, space for fridge freezer and space for washing machine and tumble dryer (this room could potentially be adapted to form a cloakroom if required).

Stairs ascending to first floor landing with overhead access via a hinged trap to loft space. Access from the landing leads to the three bedrooms and the bathroom. The main bedroom features fitted wardrobes to one wall with hanging space, shelving and space for a television. There are also ceiling spot lights and a window overlooking the rear garden. The second bedroom is of excellent size with a large window. The third bedroom is L shaped with a fitted bulk head bunk bed, timber safety railings, ladder and an underbed cupboard. The bath/shower room suite is in white with wet room style shower, fixed overhead shower rose and hand held spray. Large and deep double ended bath and waterfall style tap, hand wash basin with waterfall style tap set on vanity unit with storage space below and low level WC. There is also a heated towel rail.

Outside

Large resin coated driveway and parking area suitable for the stabling of four/five cars (subject to size). The garage features an electrically operated roller style entrance door, fitted work top, power and light connected, panel heater and rear door. The driveway continues to form a pathway entering the front garden via a timber gate and leading around to a very useful timber clad outbuilding with pitch roof. The outbuilding has power and light connected, downlighters and features higher eaves height to accommodate taller equipment/furniture and is fully insulated so could easily be used as a home office/hobby room. Entrance is via French doors. The remainder of the garden is lawned with a centrally located fruit tree, stone covered borders to the left hand side (ideal for pots and tubs etc) and steps up to the entrance door. There is further access along the side of the house to the rear garden. The rear garden enjoys a west facing orientation and a high degree of privacy at ground level. There is a paved patio area and steps up to lawn, enclosed by panel fencing, raised flower and shrub borders, timber shed and adjacent green house (we understand these items are included).

The immaculately presented accommodation comprises:

Three bedrooms	Luxury bath/shower room
Entrance porch and hallway	Sitting room
Open plan kitchen/dining room	Utility room
Double glazing	Superb garage/workshop
Large private front garden	West facing rear garden

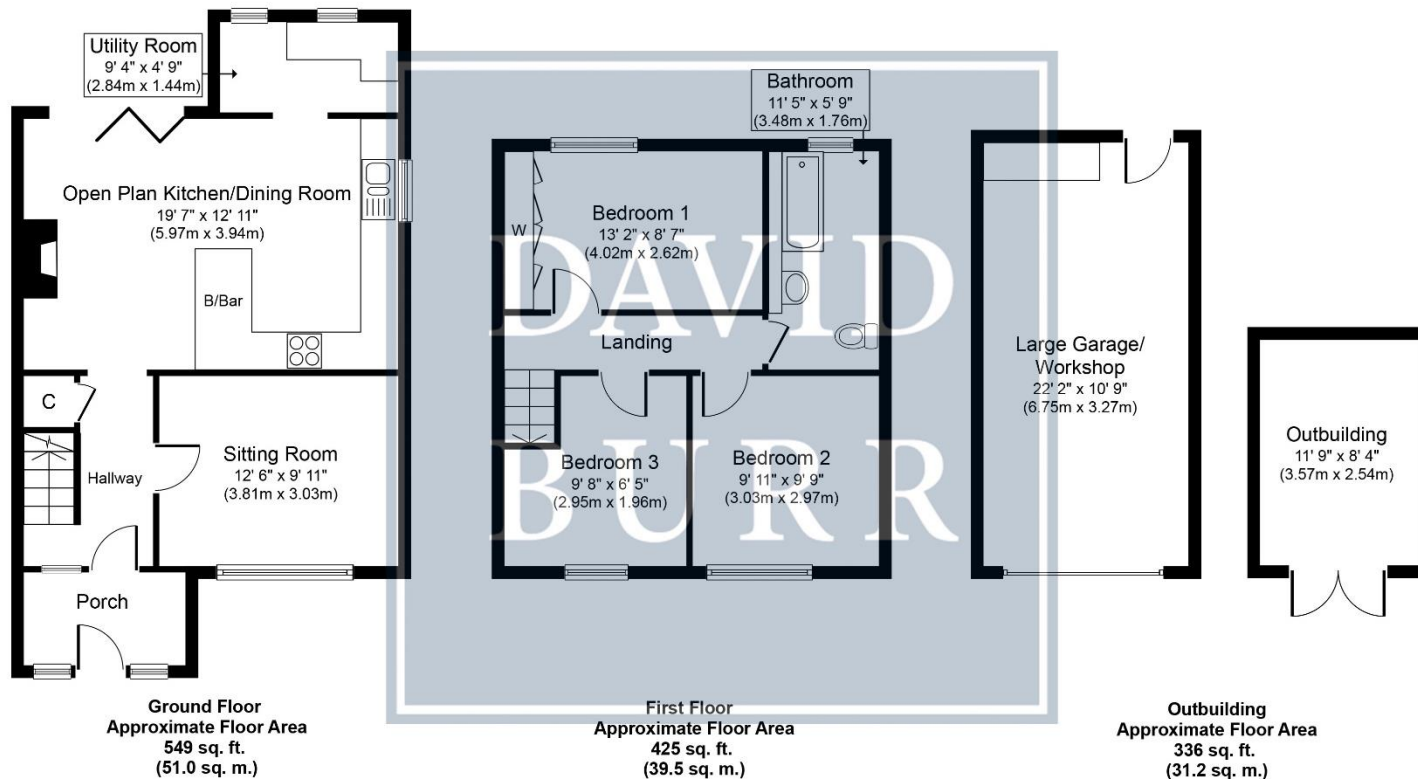
Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 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, electricity and drainage.

Gas fired heating to radiators. EPC rating: D. Council tax band: C.

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 & Vodafone (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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Linton & Villages (01440) 784346



Agents Note;

We understand that the adjoining house is undergoing conversion to two individual dwellings. Braintree District Council planning No. 22/01902/FUL.

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**DAVID
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