



120 COLCHESTER ROAD

Halstead, Essex, CO9 2ET

Guide price £525,000

**DAVID
BURR**





120 Colchester Road, Halstead, CO9 2ET

An attractive and immaculately presented attached property constructed in 1929 by the 'Courtauld' family with an imposing featured brick and timber front façade, located on the preferred North side of town, and benefiting from stunning roofline and countryside views to the rear with a river blocking any chance of an obstructed view. The property was built within the style of its era, and has attractive period features, versatile accommodation, ample off-road parking and a generous lawned rear garden.

An imposing storm porch covers the entrance where a solid oak door accesses the entrance hall which has stairs rising to first floor and access into the kitchen and sitting room. The sitting room is particularly impressive and has a wood burning stove that provides a focal point and benefits from a dual aspect, and has a square arch through to the dining room with 'Karndean' flooring.

This is an impressive room which has French doors to the rear terrace and garden making it a perfect family entertaining space. Adjacent to this is the well-appointed kitchen which has views to the front of the property and benefits from a range of modern wall and floor mounted units which have granite work tops, a large island unit and tiled splash backs. Integral appliances include a 'Bosch' oven, grill and hob with extractor above, a Bosch dishwasher and fridge/freezer. There is a practical utility room which is fitted with floor and wall mounted units, a stainless-steel sink, plumbing for a washing machine and wood effect flooring. Beyond this is a lavishly fitted cloak/shower room with matching flooring, a tiled shower enclosure with a UPVC window to rear and matching white suite.

The first floor is equally appealing and well-suited to modern lifestyles with 'Berber' carpets throughout, and has four generously proportioned bedrooms with brilliant light flow into the rooms. The bedrooms situated to the rear aspect are south facing and benefit from stunning views across the town and open farmland, and there are attractive original features to include a cast iron fireplace and built in cupboards. A beautiful bathroom over a split level comprises a matching four-piece bathroom suite with tiled flooring, partly tiled walls, double shower cubicle, enclosed panelled bath with views from the window, vanity wash basin and heated chrome towel rail.

This charming family home is situated close to the 'Courtauld' sports ground, a family friendly open green space, along with access to the ever-popular Halstead River Walk trail and beautiful countryside walk leading to the desired Greenstead Green Farm Café.

The property is approached via an extensive shingle drive which provides parking for numerous vehicles and has mature hedge boundaries offering privacy, and a rear access with block paving around the perimeter to the east side.

The rear garden is a delight and benefits from a southerly aspect enabling it to take advantage of the all-day sun, and there is an extensive full width terrace which is perfect for entertaining. Steps lead down to the remainder of the garden which comprises large expanses of lawn flanked by borders with established blossom trees and conifers. There is a green house and two further storage sheds to the rear of the garden. A beautiful roofline view with fields in the background completes the package.

The immaculately presented accommodation comprises:

Sitting room	Dining room
Kitchen	Utility room
Shower room	Four bedrooms
Bathroom	Countryside views
Ample parking	South facing garden

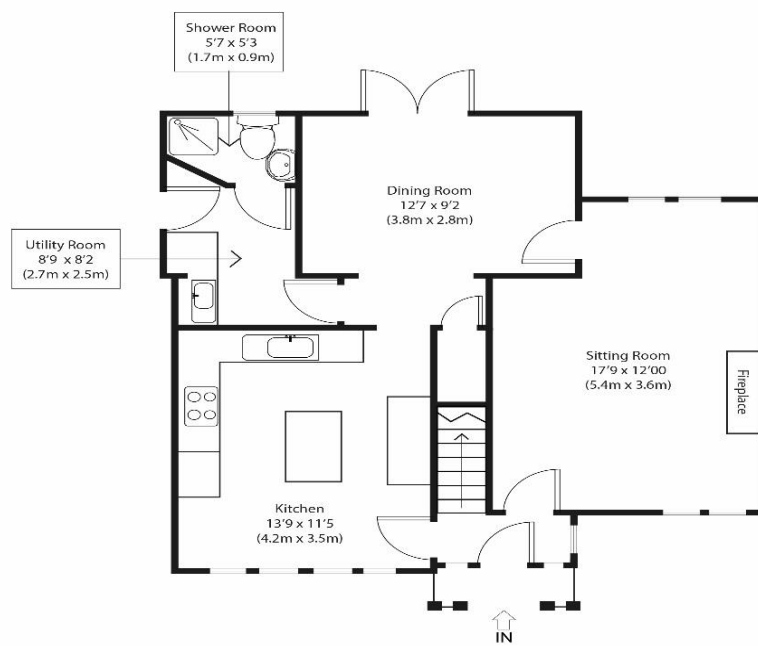
Location

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.

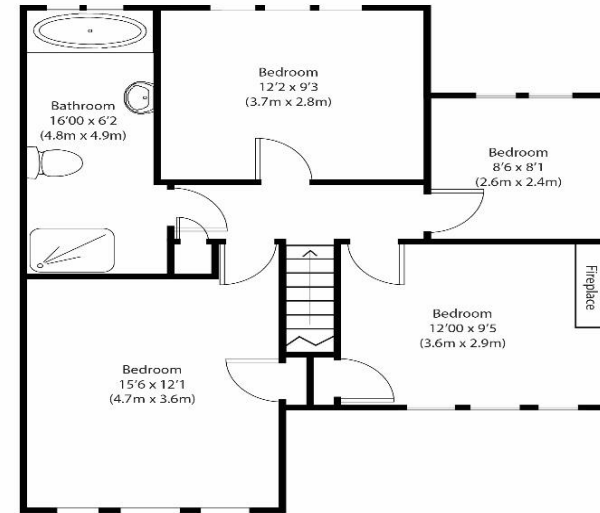
Access

Sudbury 7 miles	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





Ground Floor



First Floor

Approximate Gross Internal Area
1355 sq ft (126 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you as your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.davidburr.co.uk



Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. Tenure: Freehold

EPC rating: D. Council tax band: D.

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & 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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Contact details

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