



LITTLE HYDE COTTAGE

Little Hyde Close, Great Yeldham, CO9 4JE

Guide price £437,500

DAVID
BURR



Little Hyde Cottage, Little Hyde Close, Great Yeldham, Halstead, Essex, CO9 4JE

NO ONWARD CHAIN. Little Hyde Cottage is an attractive new build detached house with appealing boarded elevations under a pitch tiled roof with attractive red brick work to the plinth.

A canopy covers the panelled front door which opens to an inviting reception hall which has oak effect flooring and oak doors off to the reception rooms, and a useful linen cupboard housing the hot water cylinder. The sitting room benefits from a triple aspect and has an appealing bay window to the front elevation and bifold doors to the rear, making for an exceptionally light and bright living space, and there is an attractive red brick fireplace which provides a focal point. A useful study/snug on the front elevation provides further versatility, which also has a dual aspect with views to the front garden and the side.

The kitchen/breakfast room is situated to the rear of the property and has the same appealing oak effect flooring, and is fitted with a range of floor and wall mounted sage green shaker style units with marble effect work surfaces, a single bowl sink, and integral appliances to include a fridge/freezer, oven and hob, with extractor hood above and a dishwasher. From the kitchen/breakfast room double oak doors access a useful utility cupboard, with reduced head height, which has plumbing for a washing machine and space for a tumble dryer. There is a spacious ground floor bathroom which has a fully panelled bath surround with shower above, a vanity unit with a rectangular sink and work surface, with storage beneath and a matching WC and oak effect flooring.

The first floor is equally appealing with a large galleried landing and there is appealing oak hand rails and spindles to the staircase. The principal bedroom is situated to the southern side of the property and has a window to the front elevation giving appealing roofline views, and it has a part vaulted ceiling. An oak door leads to a well appointed ensuite shower room with a fully enclosed shower cubicle, vanity unit with rectangular sink with storage beneath and a matching WC. There are two further bedrooms both of a generous size, one situated to the rear with a Velux window overlooking the village roofline with a part vaulted ceiling, and a further bedroom to the front also with a part vaulted ceiling.

Outside

The property is approached via an attractive paved drive with twin five bar gates opening to an extensive area of parking with further paving. There is attractive raised sleeper beds to the side of the property with a herbaceous border behind and appealing silver birch planting to the south and east elevation.

The property benefits from turfed gardens with close board fencing to the sides and rear and there is a stone path surrounding the property on all sides. A full width terrace to the rear takes advantage of the south west facing aspect which enables the occupants to take advantage of the afternoon and evening sunshine. This is accessed via bifold doors from the sitting room making it perfect for family entertaining. There is further birch tree planting to the west providing a high degree of privacy.

The well presented accommodation comprises:

Attractive cottage style new build	Pleasant location in popular village
Sitting room with bi-fold doors and fireplace	Separate study/snug
Three double bedrooms, one en-suite	Underfloor heating to ground floor
Attractive landscaped west facing garden	Extensive parking

NO ONWARD CHAIN

Agents notes:

The property benefits from underfloor heating to the ground floor and radiators to the first floor which are fed by an air source heat pump.

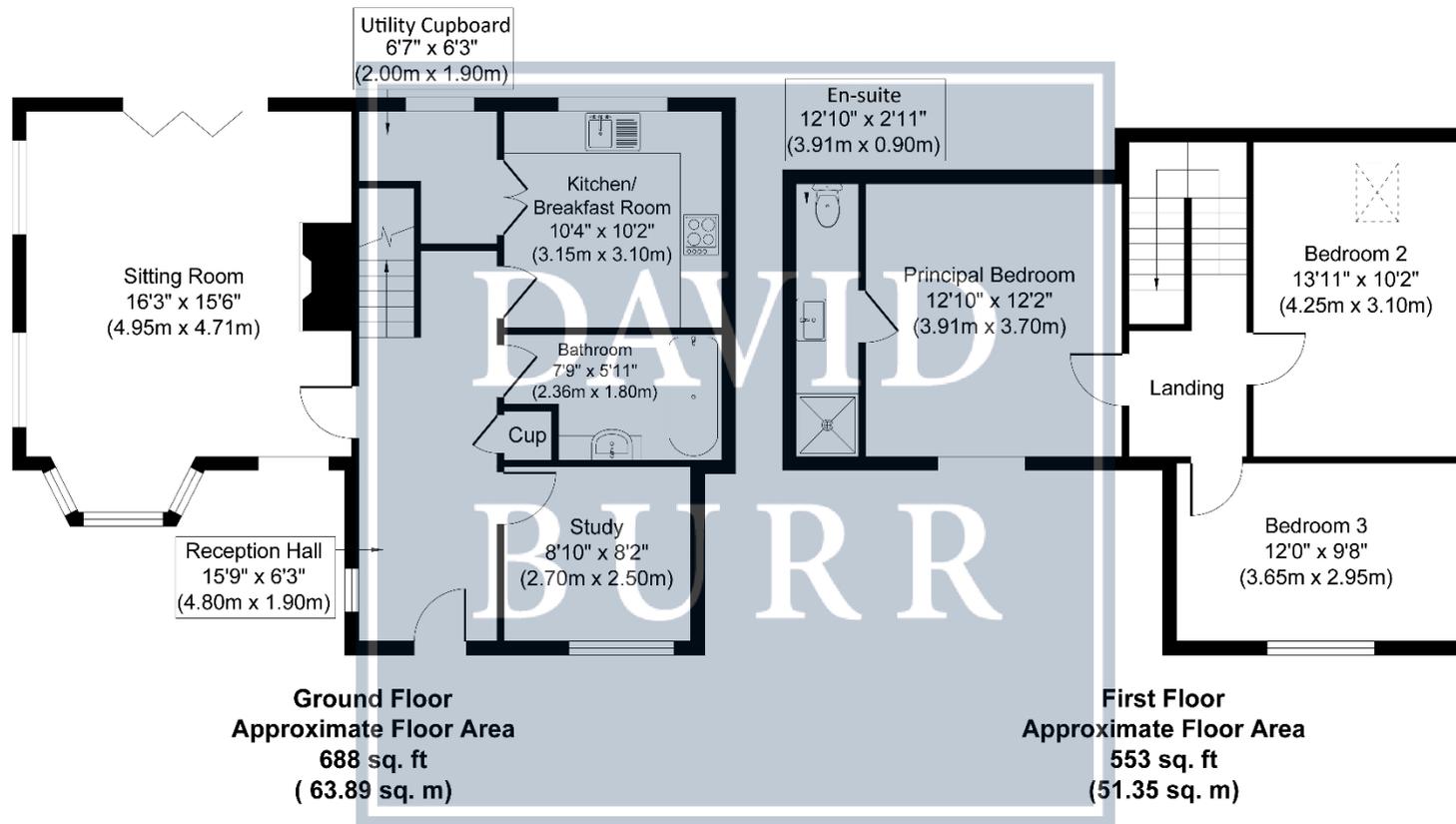
Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 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 private drainage

Air source heat pump to underfloor heating system and to radiators

EPC rating: TBC Council tax band: TBC Tenure: Freehold

Broadband speed: up to 1000 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. DAVIDBURR.CO.UK

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**DAVID
BURR**