



## NIGHTINGALE HOUSE

Cock Road, Little Maplestead, CO9 2SH

Guide price £685,000

DAVID  
BURR



## Nightingale House, Cock Road, Little Maplestead, Halstead, Essex, CO9 2SH

Nightingale House is an attractive and appealing detached family home which was constructed approximately two years ago to the highest of standards utilising modern technology throughout to making it ideal for modern lifestyles.

A glazed and panelled door is flanked by a wall to ceiling window beyond which is the appealing reception hall which has stairs rising to the first floor with oak handrails and glass inserts, oak effect flooring and a large understairs storage cupboard. Two doors from the reception hall open to the sitting room and study, with the sitting room having a window to the front elevation. This is a particularly generously proportioned room and has an attractive red brick fireplace with oak lintel above, and a slate hearth with an inset wood burning stove, French doors open to the breakfast area. The second oak door accesses the study which has a window to the front elevation overlooking the front garden. There is a lavishly appointed ground floor cloakroom which has a vanity unit and a rectangular basin and storage beneath and a close coupled WC and appealing wallpaper.

The heart of the house is formed by the impressive kitchen/breakfast room which is a semi open plan layout and benefits from views to the rear garden, and has bifold doors opening to the west facing terrace. It is extensively fitted with a range of floor and wall mounted shaker style units with quartz worktops and upstands, with integral appliances to include an oven and grill, hob with extractor hood above, dishwasher and a Belfast sink with mixer tap. This room has appealing oak effect flooring throughout and provides the perfect informal family entertaining space. An oak door accesses the utility room which is fitted with the same units and has a single bowl sink, plumbing for a washing machine, space for a tumble dryer and an integral fridge and freezer.

The stairs rise to a spacious galleried landing with oak doors accessing all the bedrooms. The principal bedroom is situated to the rear of the property and has views to the garden and fields beyond, and is of a particularly generous size, and an oak doors accesses a spacious and well appointed ensuite shower room which has an oversized walk in shower cubicle, vanity unit with rectangular sink and storage beneath, matching WC, appealing tile effect flooring and boarding to dado height throughout. There are three more bedrooms, two of which are on the front elevation of the property and again generously proportioned with one of them having a walk in wardrobe. The fourth bedroom is situated at the rear and is currently utilised as a dressing room and has a full range of bespoke floor to ceiling wardrobes and cupboards, and appealing views to the fields at the rear. These three bedrooms are served by a superb family bathroom which has a fully tiled bath enclosure with shower above, vanity unit with rectangular sink and storage, matching WC, tiled flooring and a Velux window.

### Outside

Nightingale House is an attractive detached property built in a vernacular style with appealing red brick work and boarded facades. The property is approached via attractive arched gates leading to an extensive area of paved hardstanding providing extensive parking, adjacent to which is an impressive open sided carport with a shingled roof.

Sandstone steps lead to a covered porch which is flanked by herbaceous borders stocked with a variety of shrubs to include lavender to provide colour and interest. Rear access is afforded to the side of the property adjacent to which is an attractive area of lawn. The rear garden is of an impressive size and benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sun, and has views over open farmland. The sandstone path leads from the side gate to the rear door and there is an extensive west facing terrace accessed from bifold doors from the kitchen/breakfast room, which makes it ideal for large scale entertaining. There are mature hedges on all boundaries and a number of native specimen trees which provide a focal point, and these include oak and cherry. The utility room has a door to the rear where there are further expanses of lawn and there is a particularly useful detached outbuilding which is equipped with power and light, and provides garden storage and studio or home office space if required.

The well presented accommodation comprises:

Stunning detached village home	Modern finishes throughout
Impressive kitchen/breakfast room	Sitting room with fireplace and log burner
Four bedrooms, one en-suite	Useful outbuilding/studio
Large west facing garden	Extensive parking and car port
Underfloor heating to ground floor	NO ONWARD CHAIN

### Agents Notes:

The property benefits from underfloor heating to the ground floor.  
There is a rainwater harvesting tank in the garden.

### Location

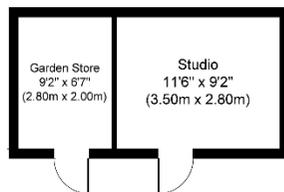
Little Maplestead is a rural village surrounded by countryside with its famous St John the Baptist round church, one of only four in the country. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

### Access

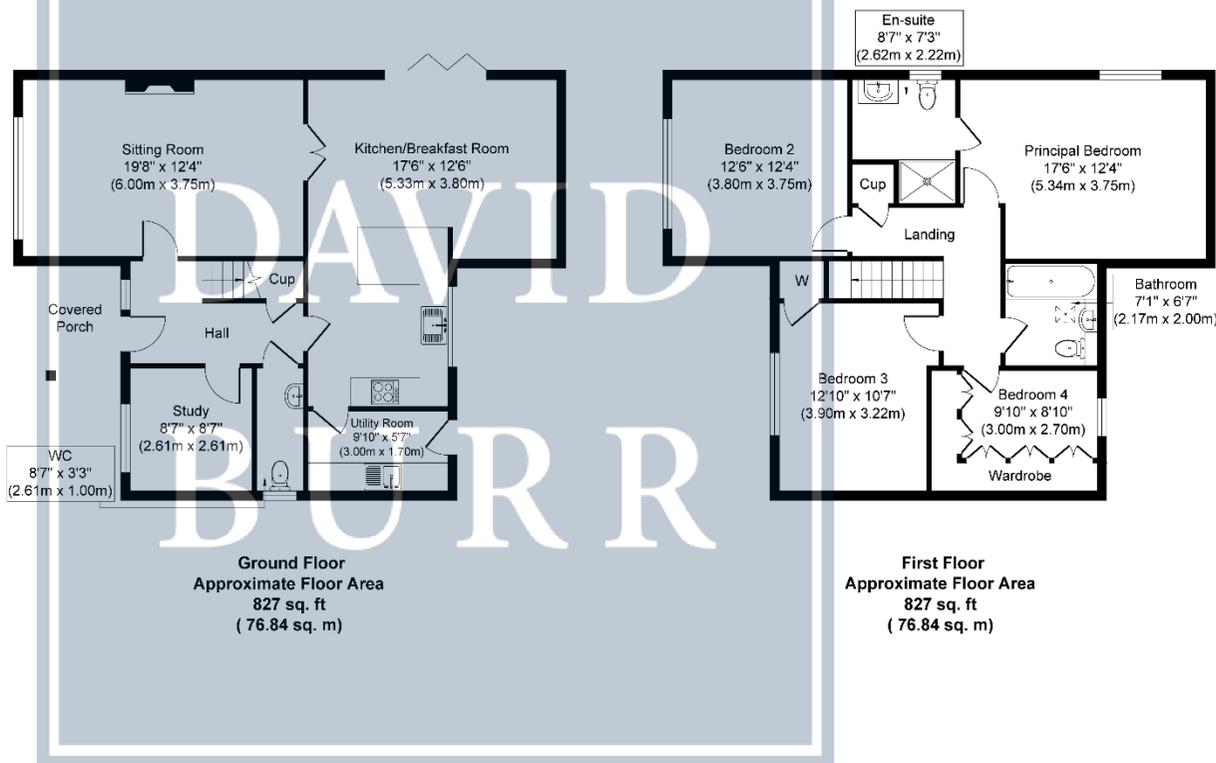
Sudbury 7 miles	M25 J27 approx 50 minutes
Halstead 2 miles	Colchester 17 miles
Braintree 7 miles	Stansted approx 30 minutes







**Outbuilding**  
Approximate Floor Area  
169 sq. ft  
(15.68 sq. m)



**Ground Floor**  
Approximate Floor Area  
827 sq. ft  
( 76.84 sq. m)

**First Floor**  
Approximate Floor Area  
827 sq. ft  
( 76.84 sq. m)

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 system and radiators

EPC rating: B Council tax band: F Tenure: Freehold

Broadband speed: up to 56 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](http://DAVIDBURR.CO.UK)

### Contact details

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