



- Three bedroom house
- Semi detached
- Garage & Ample off road parking
- Re-fitted shower room
- Popular village location
- Separate dining room
- Landscaped rear garden
- UPVC windows

## Beech Grove, Sible Hedingham. CO9 3NZ.

\*\* Guide Price £250,000 - £260,000 \*\*

Situated in the frequently requested village of Sible Hedingham, which is located within close proximity to the market town of Halstead, is this well presented and deceptively spacious three bedroom semi detached house. Occupying both a pleasant elevated position and a good sized plot, we feel this superb property would make an ideal family home for a variety of perspective purchasers. In brief, the internal accommodation consists of a light and airy lounge which leads onto a separate dining room, refitted kitchen, three well appointed bedrooms and a contemporary shower room. Outside, the property is further enhanced by having an attractive and well maintained rear garden, garage and off road parking. For further information, please don't hesitate to contact Michaels Property Consultants right away....





# Property Details.

## Entrance Hall

Double glazed door to front aspect, double glazed window to side aspect, under stairs cupboard, stairs rising to first floor.

## Lounge



14' 5" x 12' 5" (4.39m x 3.78m) Double glazed window to front aspect. Radiator. Open fireplace.

## Dining Room



12' 2" x 9' 9" (3.71m x 2.97m) Double glazed patio doors to rear aspect. Radiator.

## Kitchen



9' 8" x 8' 3" (2.95m x 2.51 m) Double glazed window to rear aspect and door to side aspect. Radiator. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl with tiling splashbacks, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, central heating boiler.

## First Floor Landing

Stairs rising from entrance hall. Double glazed window to side aspect, cupboard and access to loft.

## Bedroom One



12' 1" x 11' 7" (3.68m x 3.53m) Double glazed window to rear aspect. Radiator.

# Property Details.

## Bedroom Two



11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window to front aspect. Radiator.

## Bedroom Three



8' 7" x 8' 0" (2.62m x 2.44m) Double glazed window to front aspect. Radiator. Built in wardrobes.

## Shower Room



Double glazed window to rear aspect. Suite comprising low level WC and vanity wash hand basin, shower cubicle, heated towel rail, shave point, fully tiled.

## Rear Of The Property



The rear garden commences with clock paved patio and the remainder is predominately laid to lawn with side access and enclosed by panel fencing.

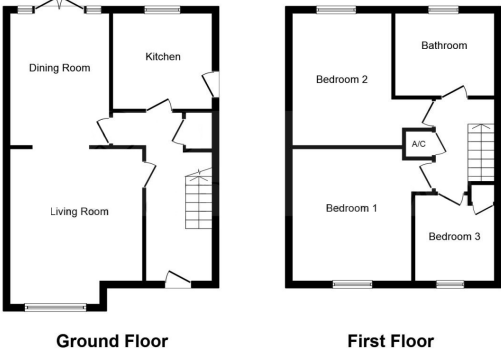
## Garage

Long length garage. Up and over door. Power light connected.



# Property Details.

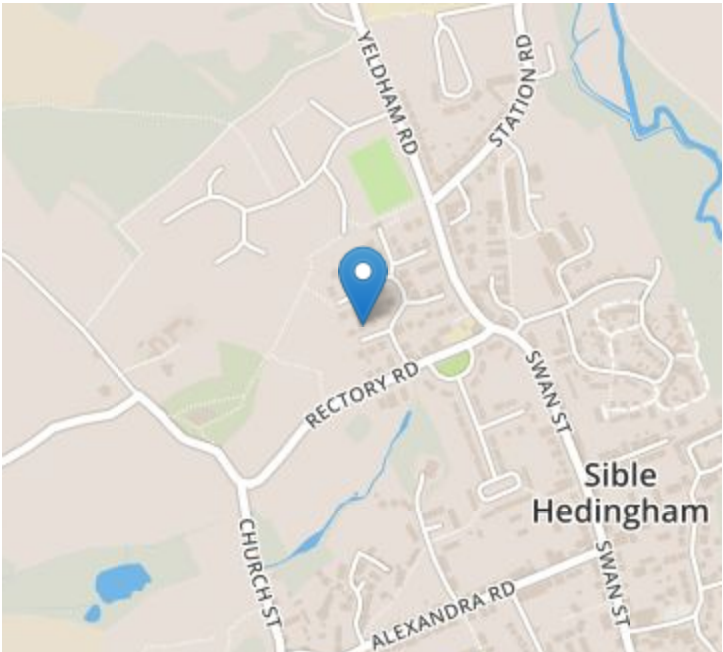
## Floorplans



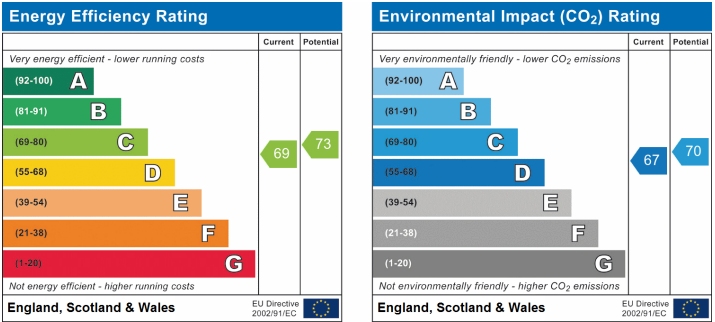
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.