



- Link Detached House
- Three Generous Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- En-Suite To Main Bedroom
- Low Maintenance Rear Garden
- Driveway For Two Cars

7 Market Grove, Great Yeldham, Halstead, Essex. CO9 4EF.

Guide Price £300,000-£325,000

Located in the highly sought after and beautiful village of Great Yeldham is this three bedroom linked detached house set on this quiet estate. Presented to the market in excellent condition, the property has been maintained to a high standard and offers brilliant accommodation over two floors. Internally, the property offers an entrance hall, a generous kitchen/diner, two reception rooms, three bedrooms with the master coming with an en-suite and a family bathroom. Outside, the garden has been well kept and has been landscaped with low maintenance in mind. To the rear, there is also a single garage and a double driveway providing parking for two cars.



Property Details.

Ground Floor

Entrance Hall

Double glazed door to front aspect. Telephone point. Radiator. Tiled floor. Stairs rising to first floor.

Kitchen



15' 5" x 13' 7" max (4.70m x 4.14m max) Double glazed window to front aspect. Fitted kitchen with a range of wall and base units over areas of rolltop work surface. Sink and drainer unit. Integral appliances.

Sitting Room/Dining Room



13' 9" x 11' 0" (4.19m x 3.35m) Radiator. Wooden flooring.

Living Room



11' 2" x 8' 7" (3.40m x 2.62m) Double glazed patio doors leading to garden. TV points.

Landing

Stairs rising from Entrance Hall. Airing cupboard. Access to partly boarded loft.

First Floor

Bedroom One



13' 6" to wardrobes x 10' 8" (4.11m to wardrobes x 3.25m) Double glazed window to front aspect. Radiator. TV point.

Property Details.

En-Suite



Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Shower cubicle. Chrome heated towel rail. Part tiled.

Bedroom Two



9' 8" x 9' 5" (2.95m x 2.87m) Double glazed windows to front and rear aspects. Double wardrobe. Radiator.

Bedroom Three



9' 9" x 7' 5" (2.97m x 2.26m) Double glazed window to rear aspect. Radiator.

Bathroom



Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Bath with mixer taps.

Outside

Rear Garden



The rear garden commences with a decked area and the remainder is laid to astro turf and enclosed by panel fencing. Gate providing side access.

Garage

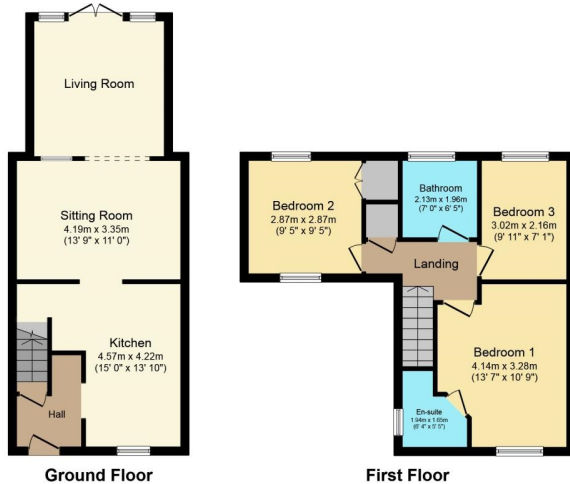
Up and over door. Power and light connected.

Parking

Driveway providing parking.

Property Details.

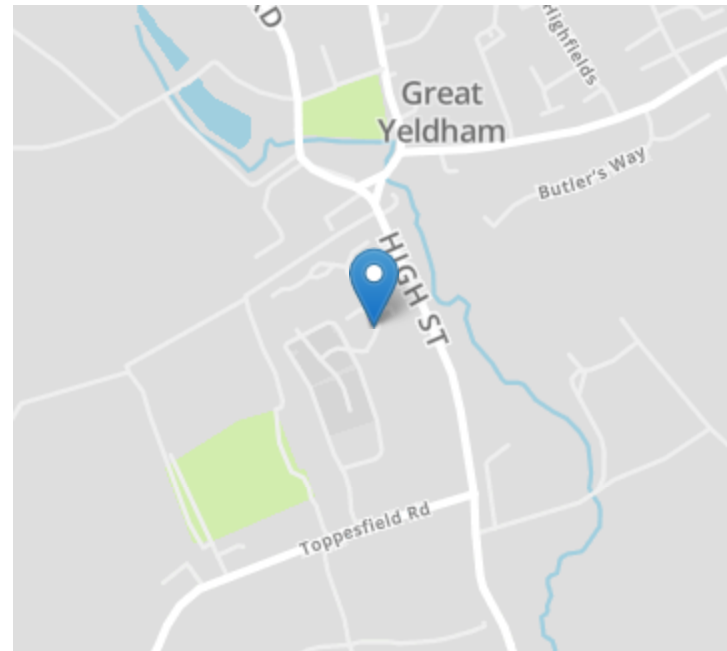
Floorplans



Total floor area 83.0 sq. m. (893 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.