



- Three bedroom house
- Semi detached
- Off road parking for 4 vehicles
- Single garage
- Extended
- cloakroom / utility
- Village location
- High spec shower room

16 Hilton Way, Sible Hedingham, Halstead, Essex. CO9 3JW.

Forming part of the popular village of Sible Hedingham which situated just a short drive from the market town of Halstead, is this well presented and deceptively spacious three bedroom semi detached house. The property occupies a generous plot to both the front and the rear, and internally there is an array of spacious living accommodation on offer, making this an ideal family home. The accommodation consists of a large sitting room with feature fireplace, kitchen / diner, separate dining room, utility, three well appointed bedrooms, and a recently refitted shower room. Outside, there is a well maintained and low maintenance rear garden, a large block paved driveway which provides off road parking for four vehicles, and a single garage. An early internal inspection is advised, to avoid much disappointment.....



Property Details.

Entrance Hall

Double glazed door to front, radiator, stairs to first floor, under stairs storage cupboard

Lounge



4m x 3.7m (13' 1" x 12' 2") Textured ceiling, radiator, double glazed window to front, television point, open fireplace with stone surround

Kitchen / diner



5.5m x 3.1m (18' 1" x 10' 2") Textured ceiling, double glazed window to side, radiator, matching wall & base units, worktops, sink with inset drainer unit, tiled splash back, gas cooker point, plumbing for dishwasher

Dining Area



3.8m x 2.6m (12' 6" x 8' 6") Textured ceiling, radiator, double glazed sliding doors to rear, radiator

Utility / Cloakroom

Textured ceiling, double glazed window to rear, plumbing for washing machine, low level W/C

First Floor Landing

Textured ceiling, double glazed window to side, loft access

Bedroom One



3.8m x 3.4m (12' 6" x 11' 2") Textured ceiling, radiator, double glazed window to front, built on wardrobe

Property Details.

Bedroom Two



3.8m x 3m (12' 6" x 9' 10") Textured ceiling, double glazed window to rear, radiator, double fitted wardrobes

Bedroom Three



2.7m x 2.4m (8' 10" x 7' 10") Textured ceiling, double glazed window to front, radiator

Family Shower Room



Smooth ceiling, Karndean flooring, heated chrome towel rail, double glazed window to rear, low level W/C, hand wash basin with vanity unit underneath, extractor fan, double walk in shower, part tiled walls

Rear Garden



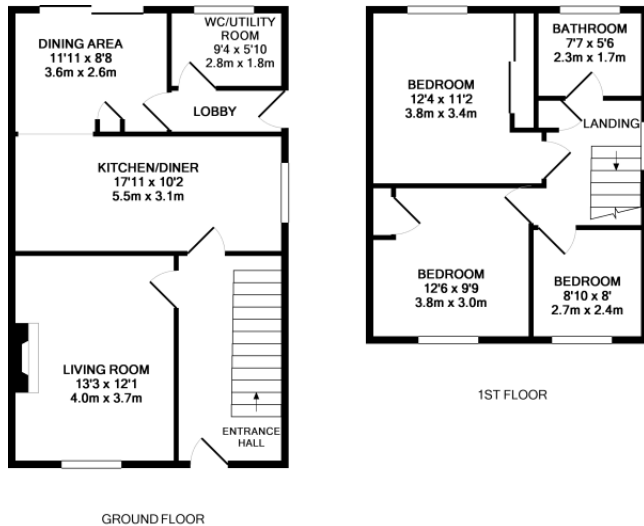
Full patio, enclosed by panelled fencing, outside light & tap, side access, access to garage

Garage & Parking

Block paved driveway which provides off road parking for 4 vehicles, brick wall surround, access to single garage

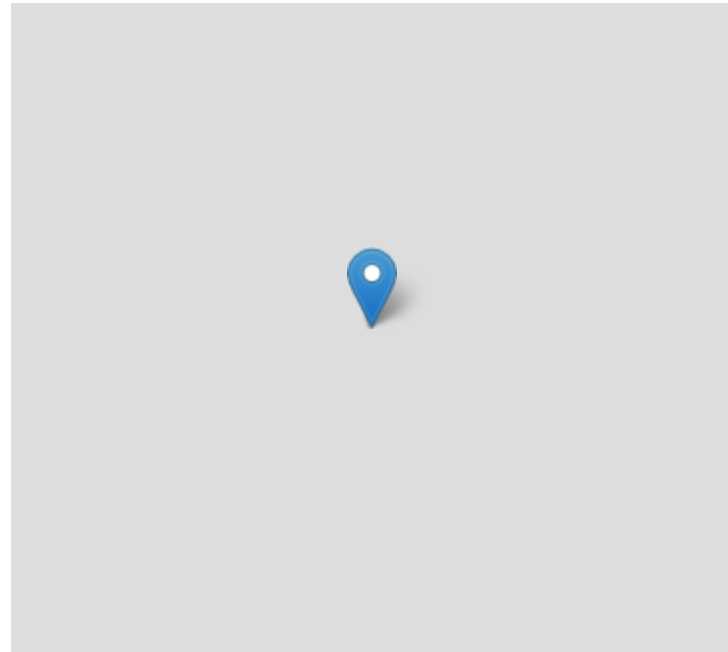
Property Details.

Floorplans

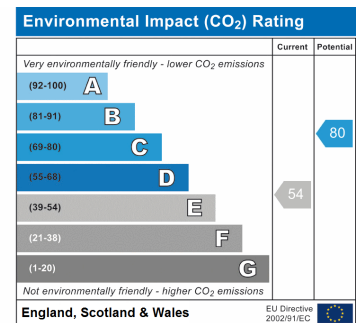
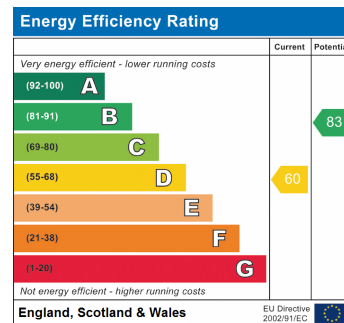


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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.