



- Three bedroom house
- Semi detached
- Large plot with field views
- Garage & Off road parking
- Double aspect lounge
- Family bathroom & Separate W/C
- Conservatory
- Popular village location

18 Leather Lane, Great Yeldham, Halstead, Essex. CO9 4JB.

Forming part of the frequently requested village of Great Yeldham, which is conveniently situated within easy reach of the market town of Halstead, is this well presented & deceptively spacious three bedroom semi detached house. The property occupies a fabulous SOUTH facing plot which overlooks farmers' fields to the rear, making this an ideal family home for a variety of prospective purchasers. The ground floor accommodation comprises entrance hall which provides access to the first floor, spacious double aspect lounge which lets in an abundance of natural light, kitchen, UPVC conservatory which is currently being used as a dining room, and the family bathroom. To the first floor, there are three well-appointed bedrooms, and a Jack & Jill W/C which can be accessed via the master and the third bedroom.



Property Details.

Entrance Door To

Entrance Hall

Stairs leading to first floor.

Lounge



15' 0" x 10' 6" (4.57m x 3.20m) Double glazed windows to front and rear aspects. Electric fireplace with surround. Radiator.

Conservatory / Dining Room



11' 3" x 7' 7" (3.43m x 2.31m) Wall-mounted lights. Double glazed windows to rear and side aspects. Radiator. Doors to rear garden patio area.

Kitchen



13' 0" x 9' 4" (3.96m x 2.84m) Fitted with a range of wall and base units. Roll edge work surfaces with complementary tiled splashback and inset sink and drainer. Radiator. Cooker point. Space and plumbing for appliances. Double glazed window to side aspect. Door to hallway.

Inner Lobby

Door to rear garden and further door to bathroom.

Bathroom

Double glazed window to side aspect. Chrome wall mounted heated towel rail. Panel bath with mixer taps and shower above. Wash hand basin. WC. Fully tiled.

First Floor Landing

Double glazed window to front, loft access

Property Details.

Master Bedroom



15' 9" x 9' 3" (4.80m x 2.82m) Double glazed windows to front and rear aspects. Radiator. Feature fireplace. Door to Jack and Jill cloakroom.

Jack & Jill Cloakroom

Hand washbasin. Low-level WC.

Bedroom Two



10' 8" x 7' 9" (3.25m x 2.36m) Window to front aspect. Fitted storage cupboard. Radiator.

Bedroom Three

9' 3" x 6' 1" (2.82m x 1.85m) Double glazed window to rear aspect. Radiator. Door to Jack and Jill cloakroom.

Rear Garden



Mainly laid to lawn. Paved patio area, Rear access via gate, Large shed with power & lighting to remain. Outside tap & light. Enclosed by paneled fencing

Frontage

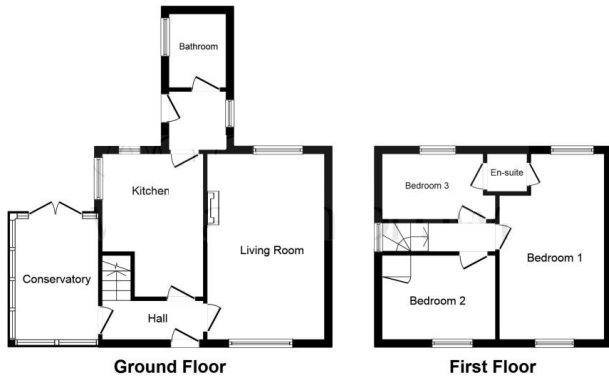
There is a lawned front garden with mature trees & shrubs

Garage & Parking

There is a single garage with up & over door. Parking for 3/4 vehicles in front of the garage

Property Details.

Floorplans



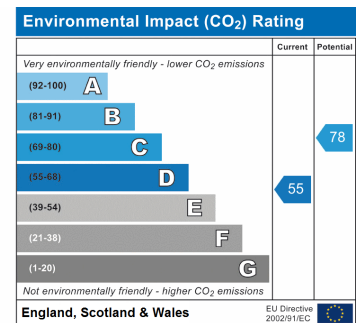
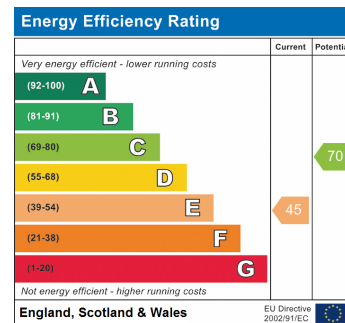
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.