



- Largest Plot On The Development With A Wrap Around Garden
- Detached 'Newly Built' Family Home
- Sought After Village Location In Great Yeldham, Essex
- Four Well Appointed Bedrooms With En-Suite Shower Room To Bedroom One
- Generous Living Room & Further Reception Room/Study
- Kitchen/Diner With Access To Rear Garden
- Upgraded Kitchen With High Quality Appliances And Stone Worksurfaces
- Utility Room & Cloakroom
- Driveway Providing Ample Parking (Up To 3 Cars)
- Detached Garage

12 Station View, Great Yeldham, Halstead, Essex. CO9 4DW.

Located on the sought-after Station View in the charming Essex village of Great Yeldham, this impressive four bedroom detached family home was constructed within the last five years and offers stylish, contemporary living with generous accommodation throughout. Occupying one of the largest plots on the development, the property enjoys a wrap-around, south-facing garden, providing excellent outdoor space ideal for families and entertaining.



Property Details.

Location

Great Yeldham is a rural village and civil parish in north-west Essex, England, about 6 miles from the Suffolk border, situated on the A1017 between Braintree and Haverhill. The village has a strong community feel, with local amenities such as a village store, schools, pubs, and green spaces, and is surrounded by arable farmland and footpaths that connect through the countryside.

Estate Management Costs & NHBC Warranty

Please note the site is maintained by First Port therefore there is a service charge of Approx. £300 due annually. We do however advise any prospective purchaser confirms this information with their chosen conveyancer.

We also understand that there is approximately 5 years remaining on the new build NHBC warranty.

Room Measurements

Entrance Hall

2.06m x 4.80m (6' 9" x 15' 9")

Office



2.41m x 2.33m (7' 11" x 7' 8")

Living Room



3.41m x 5.44m (11' 2" x 17' 10")

Kitchen/Diner



8.05m x 2.76m (26' 5" x 9' 1")

Property Details.

Utility Room

2.41m x 1.79m (7' 11" x 5' 10")

WC

0.88m x 1.63m (2' 11" x 5' 4")

Landing

Bedroom One



3.43m x 4.28m (11' 3" x 14' 1")

En-Suite

2.28m x 1.52m (7' 6" x 5' 0")

Bedroom Two



2.68m x 3.12m (8' 10" x 10' 3")

Bedroom Three

2.82m x 3.85m (9' 3" x 12' 8")

Bedroom Four



2.90m x 3.33m (9' 6" x 10' 11")

Bathroom



2.21m x 2.28m (7' 3" x 7' 6")

Property Details.

Floorplans



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Approximate total area^a
117.6 m²

Reduced footprint
61 m²

(a) including fixtures and services

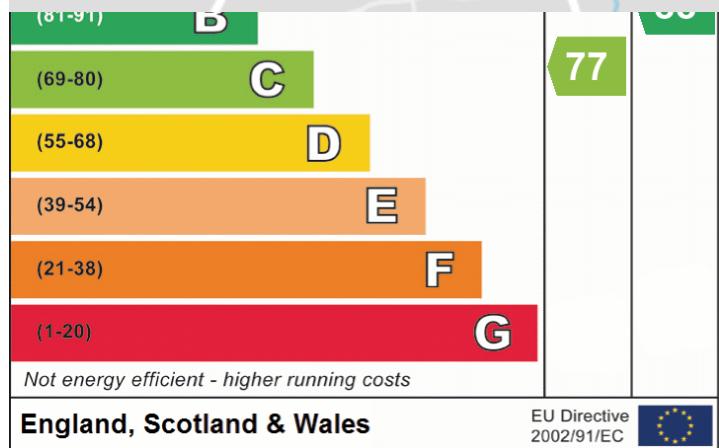
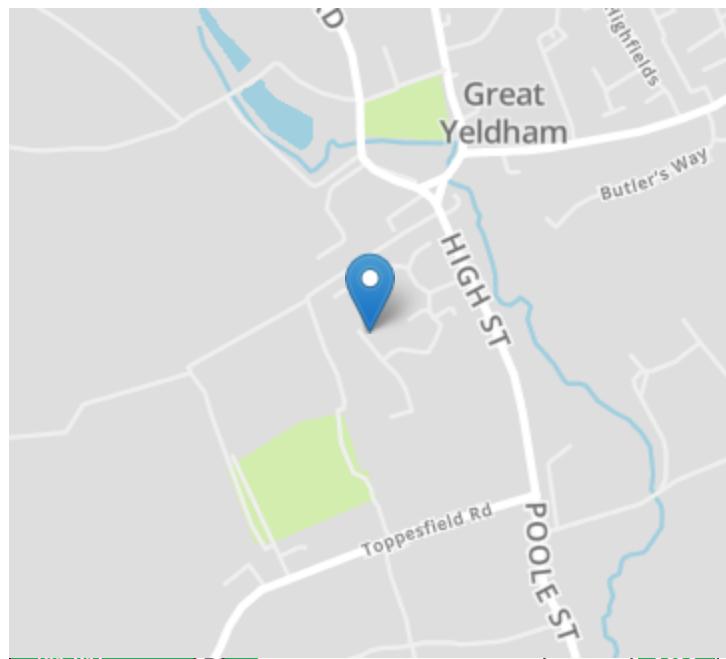
Reduced footprint

Below 6.5 m²

Calculations reference the RICS (PIPS) -
Property Information Production System. Approximate areas are not to scale. This
data provides a guide to the footprint.

REF: 1000

Location



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.

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property consultants