# michaels property consultants

Offers In Excess Of

# £495,000



- Detached House Offering 1872 sqft Of Accommodation
- Impeccable Condition Move In Ready
- Improved & Upgraded By The Current Owners
- Four Bedrooms (With Potential En-Suite To Bedroom One)
- Three Reception Rooms (Living Room, Snug & Sitting Room.)
- 💧 🛛 Utility Room
- **Four Piece Bathroom & Downstairs WC.**
- Fully Landscaped Garden With Outbuildings And Exceptional Views
- Parking Provided By A Driveway To The Front

## Call to view 01787 322799



### 43 Tidings Hill, Halstead, Essex. CO9 1BL.

An exceptional four-bedroom detached family home on Tidings Hill in Halstead, this beautifully improved and extended property boasts 1872 sq ft. of tastefully decorated living space.

With meticulous attention to detail, the current owners have transformed it into a pristine, turn-key home that's ready to move into.



## Property Details.

#### **Room Measurements**

#### **Entrance Hall**

With composite door to enter, radiator, stairs rising to first floor with useful storage cupboard under, doors to;

#### WC

A stylish cloakroom with high end fitments to included a close coupled WC and wash hand basin.

#### Living Room



 $5.87m \times 5.87m (19' 3" \times 19' 3")$  With two UPVC double glazed windows to front aspect and a single to side, two radiators, TV point.

#### Kitchen/Diner



5.86m x 2.68m (19' 3" x 8' 10") With UPVC double glazed window to rear, French doors to garden, a stunning kitchen offering a range of matching eye level and base units with high quality stone work surfaces over, inset sink and drainer, range of high end appliances (STN), space for dining table, open to;

#### Snug



 $3.03m\ x\ 2.44m\ (9'\ 11''\ x\ 8'\ 0'')\ A\ cosy\ room\ with\ UPVC\ double\ glazed\ window\ to\ rear,\ radiator,\ open\ to;$ 

#### Sitting Room

 $3.11 \text{ m} \times 3.03 \text{ m} (10' 2" \times 9' 11")$  A further seating area with radiator and TV point. Perfect for those cosy evenings.

#### Utility Room

 $3.07 \text{ m} \times 1.35 \text{ m} (10' 1" \times 4' 5")$  a useful utility with washing machine and tumble dryer, gas boiler. (not tested by Michaels, however the sellers have advised this has recently been serviced.)

#### Landing

With UPVC double glazed window to side, doors to;

#### **Bedroom One**



 $5.23 \text{ m} \times 3.17 \text{ m} (17' 2" \times 10' 5")$  With UPVC double glazed window to rear, radiator, built in wardrobes providing ample storage for clothes, door to;

## Property Details.

#### **En-Suite WC**

With obscure UPVC double glazed window to rear, close low level WC, wash hand basin. (potential to add shower, to create a full ensuite shower room.)

#### **Bedroom Two**



 $4.09\,m$  x  $3.19\,m$  (13' 5" x 10' 6") With UPVC double glazed window to front, radiator.

#### **Bedroom Three**



 $4.09m \times 2.55m (13' 5'' \times 8' 4'')$  With UPVC double glazed window to front, radiator.

#### **Bedroom Four**

 $3.51\,m$  x 2.56m (11' 6" x 8' 5") With UPVC double glazed window to rear, radiator.

#### Bathroom



A four piece suite with obscure UPVC double glazed window to side, bath, enclosed shower cubicle, radiator, wash hand basin and low level WC.

#### **Rear Garden**



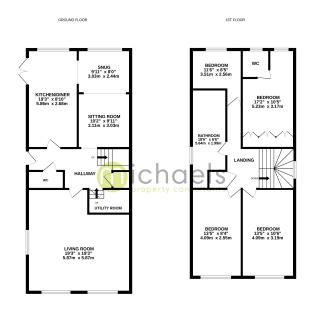
Outside, the landscaped garden is a true highlight, enjoying picturesque valley views across to the church. With multiple seating areas, it's perfect for outdoor dining and relaxation. A summerhouse, dedicated study, and garden shed add further utility and charm.

#### Parking

At the front, a large driveway provides ample off-road parking.

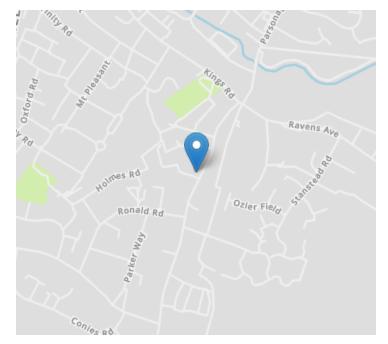
## Property Details.

#### Floorplans



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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.



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