



- Three bedroom semi detached house
- Extended
- Cul De Sac location
- Finished to an excellent standard
- New boiler
- Spacious living accommodation
- Landscaped rear garden
- Separate dining area

## 25 Graysmead, Sible Hedingham, Halstead, Essex. CO9 3PA.

Forming part of this quiet Cul De Sac within the frequently requested village of Sible Hedingham, is this beautifully presented & deceptively spacious three bedroom semi-detached house. The current owners of this impressive family home have refurbished the property to an excellent standard throughout, as well as ascertaining planning permission for a double-story extension. The ground floor accommodation comprises entrance hall, spacious lounge with separate dining area & feature fireplace, and a refitted shaker style kitchen with seating area/snug. To the first floor, there are three well-appointed bedrooms and of course the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a private driveway that provides off road parking for up to four vehicles. Please call Michaels Property Consultants for further details.....





# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, double glazed window to side, under stairs storage cupboard, stairs rising to first floor, storage cupboard

## Lounge



18' 9" x 12' 5" (5.71m x 3.78m) Double glazed bay window to front, radiator, fireplace with surround, television & telephone point, opening to;

## Dining Area



12' 6" x 12' 3" (3.81m x 3.73m) Radiator, opening to;

## Kitchen / Family Room



17' 9" x 15' 9" (5.41m x 4.80m) Double glazed window to rear, double glazed patio doors to rear, matching wall & base units with worktops over, inset sink with drainer unit, integrated double oven, hob with extractor over, integrated dishwasher, door to utility cupboard, space for American style fridge/freezer

## First Floor Landing

## Bedroom One



12' 6" x 12' 3" (3.81m x 3.73m) Double glazed window to rear, radiator

# Property Details.

## Bedroom Two



12' 6" x 11' 8" (3.81 m x 3.56m) Double glazed window to front, radiator

## Bedroom Three

8' 3" x 7' 9" (2.51 m x 2.36m) Double glazed window to front, radiator, fitted storage cupboard

## Bathroom



Opaque double glazed window to rear, heated chrome towel rail, low-level W/C, wash hand basin, bath with shower over, tiled walls

## Rear Garden



Mainly laid to lawn, raised patio area, enclosed by paneled fencing side access via wooden gate, outside tap & lighting

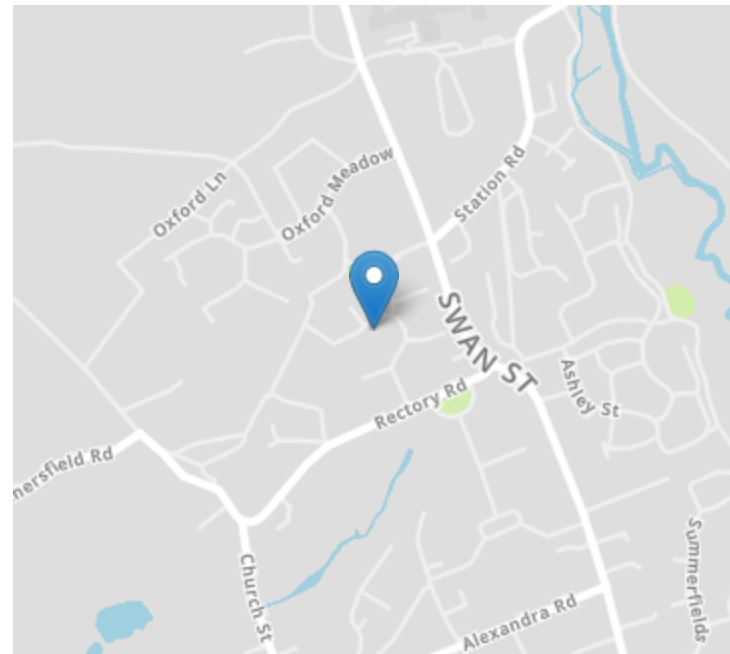
## Driveway & Parking

There is a driveway which provides off-road parking for up to four vehicles

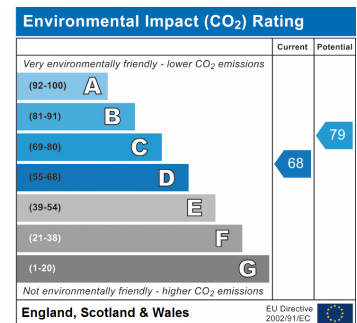
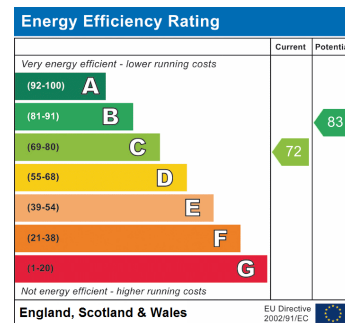
# Property Details.

## Floorplans

## 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.