



- Detached Family Home
- Accommodation Over 1500sqft
- Four Generous Bedrooms
- Living Room With Feature Box Bay Window
- Study/Ground Floor Bedroom Five
- Stunning Kitchen/Dining/Family Room With Vaulted Ceiling & Skylights
- Utility & Cloakroom
- En-Suite, Family Bathroom And WC
- Private Sun Trap Rear Garden
- Garage And Parking

11 Woodpecker Lane, Sible Hedingham, Essex. CO9 3FG.

Set within the most idyllic of locations overlooking a wooded copse to the front is this substantial detached family home offering generous accommodation over 1500sqft. Located on the highly sought after Earls Garden Development in Sible Hedingham the property has excellent access to the village's wide range of amenities which include a doctors surgery, pub, two petrol stations, range of eateries and good local primary and secondary schooling.



Property Details.

Room Measurements

Entrance Hall

With tiled flooring, stairs rising to the first floor, doors to;

Lounge



16' 1" x 13' 9" (4.90m x 4.19m) With UPVC window to front aspect and feature box bay window to side, radiator, TV point.

Study

10' 6" x 6' 3" (3.20m x 1.91m) With UPVC window to front aspect, radiator.

Kitchen/Diner/Family Room



26' 3" x 11' 2" (8.00m x 3.40m) With UPVC windows to rear and side aspect, vaulted ceiling with feature Velux windows, French doors to garden, tiled flooring, space for dining table., radiator.

Kitchen Area



A modern kitchen offering a range of matching eye level and and base units with drawers and worktops over, inset sink and drainer, range of integrated appliances, induction hob with extractor hood over.

Utility Room

With door to side, tiled floor, worktop with inset sink and space and plumbing for washing machine/tumble dryer under, radiator.

First Floor Landing

With storage cupboard, doors to;

Bedroom One



11' 10" x 9' 10" (3.61m x 3.00m) With UPVC window to side aspect, radiator, built in sliding wardrobes, door to;

En-Suite

With UPVC obscure window to rear, close coupled WC, wash hand basin, walk in double shower cubicle.

Property Details.

Bedroom Two



14' 9" x 8' 6" (4.50m x 2.59m) With UPVC window to front aspect, radiator.

Bedroom Three



10' 10" x 8' 6" (3.30m x 2.59m) With UPVC window to front and side aspect, radiator.

Bedroom Four

10' 10" x 7' 7" (3.30m x 2.31m) With UPVC window to side aspect, radiator. (currently used as a dressing room.)

Family Bathroom



With UPVC obscure window to front, tiled flooring, heated towel rail, wash hand basin, close coupled WC, panelled bath, double shower cubicle.

Front Garden

Outside, the property sits on a generous corner plot with a wrap around front garden. (A prospective purchaser could easily increase the size of the rear garden by incorporating some of the front/side garden.)

Rear Garden



The rear garden is also a good size which offers an extended patio, lawned area and a pond.

Garage & Parking

Adjacent to the home is the driveway providing off road parking and a detached garage.

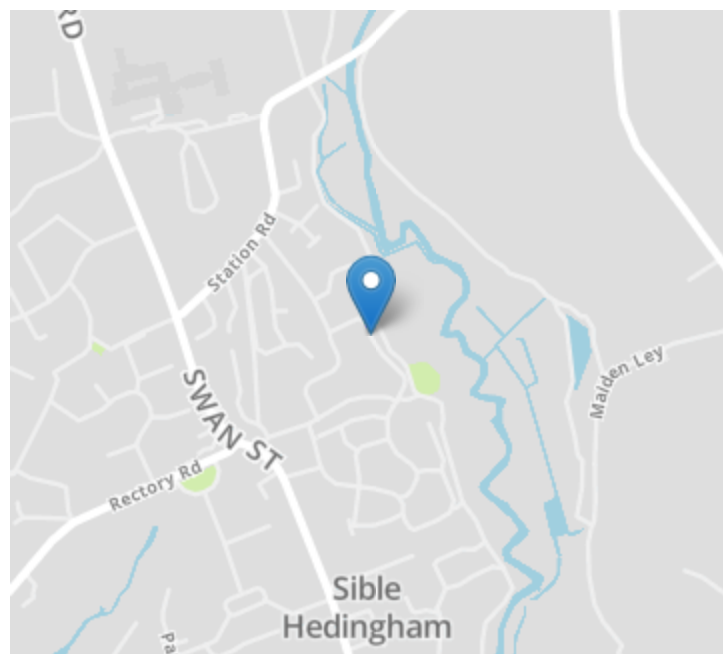
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of these, including those that are taken during the preparation and/or completion, should be regarded as an indication of the location of the property only and should not be relied upon for any purpose. The purchaser should verify the accuracy of the floorplans and measurements as to their validity or otherwise prior to purchase. Plans may vary from those shown.

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.