



- Extended, Adapted And Improved Throughout To Offer Spacious Accommodation
- Five Well Proportioned Bedrooms
- Self Contained Annex/Studio (Potential Rental Income)
- Kitchen/Diner With Modern Units And Appliances
- 28ft Lounge/Diner With Log Burner
- Further Reception Room With Feature Fireplace
- Stunning First Floor Rear Aspect Views
- Generous Garden And Driveway

Call to view 01787 322799



## 45 Hawkwood Road, Sible Hedingham, Halstead, Essex. CO9 3JR.

\*\*\* No Onward Chain\*\*\* Nestled in the charming village of Sible Hedingham, this stunning home has undergone a remarkable transformation, complete with extensive refurbishments and extensions that have elevated it to new heights of modern luxury. This property is truly a masterpiece, boasting not only a comfortable family residence but also a self-contained annexe with the potential to generate a substantial monthly rental income.





# Property Details.

## Entrance Hall

Access To;

## Second Lounge



4.10m x 3.66m (13' 5" x 12' 0")

## Lounge/Diner



8.60m x 4.29m (28' 3" x 14' 1")

## Kitchen



5.40m x 3m (17' 9" x 9' 10")

## Ground Floor Bathroom

1.70m x 1.50m (5' 7" x 4' 11")

## Landing

0m x 0m (0' 0" x 0' 0") Access to;

## Bedroom One



4.34m x 3.58m (14' 3" x 11' 9")

## Bedroom Two



3.60m x 3.32m (11' 10" x 10' 11")

# Property Details.

## Bedroom Three



3.80m x 2.97m (12' 6" x 9' 9")

## Annexe Kitchen



4.79m x 3m (15' 9" x 9' 10")

## Bedroom Four



3.40m x 3m (11' 2" x 9' 10")

## Annexe Living/Bedroom



6.17m x 3m (20' 3" x 9' 10")

## Bedroom Five

2.65m x 2.43m (8' 8" x 8' 0")

## Bathroom

2.29m x 1.35m (7' 6" x 4' 5")

## Annexe Entrance

Access To;

## Annexe Bathroom

2.50m x 1.48m (8' 2" x 4' 10")

# Property Details.

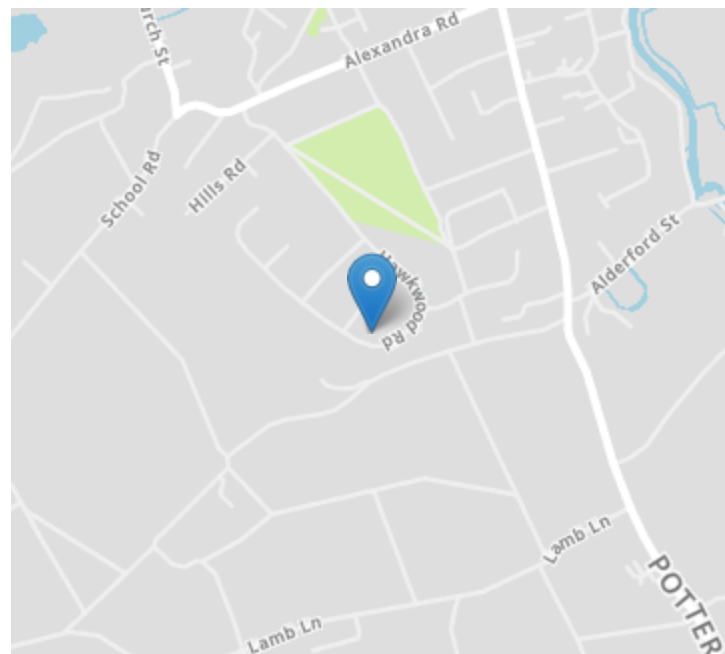
## Floorplans



### Annexe

Total floor area 181.2 sq.m. (1,951 sq.ft.) approx

## 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.