



- Detached Family Home
- Three Bedrooms
- En-Suite Shower Room, Family Bathroom And Downstairs Cloakroom
- Lounge With Feature Box Bay Window
- Contemporary Kitchen/Diner With High Quality Appliances
- NHBC Guarantee Remaining
- Low Maintenance & Generously Sized Enclosed Private Rear Garden
- Garage And Ample Off Road Parking

**3 Harper Lane, Oakwood Hill, Halstead, Essex. CO9 1FY.**

Located in the ever popular 'Oakwood Hill' Development in Halstead is this generously sized three double bedroom detached family home. Presented to the market in first class order and constructed by highly reputable builders Bloor Homes, this brilliant family home offers excellent accommodation with some high quality fitments and upgrades.





# Property Details.

## Room Measurements

### Entrance Hall

With stairs leading to first floor, large cupboard under with space for tumble dryer, doors to;

### Lounge



3.23m x 4.58m (10' 7" x 15' 0") With feature box bay double glazed window to front, radiator, TV point.

### Kitchen/Diner



5.98m x 2.91m (19' 7" x 9' 7") With UPVC double glazed window to rear aspect, French doors to garden, radiator, space for dining table, TV point.

## Kitchen Area



Offering a range of matching high gloss eye level and base units with worktops over, inset sink and drainer, range of integrated appliances.

### Landing

With UPVC double glazed window to side aspect, doors to;

### Bedroom One



2.59m x 2.69m (8' 6" x 8' 10") With UPVC double glazed window to front, radiator, built in wardrobe, door to;

# Property Details.

## En-Suite



Offering a WC, wash hand basin, heated towel rail and shower cubicle,

## Bedroom Two



3.37m x 2.42m (11' 1" x 7' 11") With UPVC double glazed window to rear, radiator.

## Bedroom Three

2.52m x 3.22m (8' 3" x 10' 7") With UPVC double glazed window to rear, radiator.

## Bathroom

With UPVC double glazed obscure window to side, wash hand basin, WC, panelled bath.

## Garden



Externally, the current owner has upgraded and enhanced the rear garden with low maintenance in mind and it now offers a large paved patio with space for a hot tub (STN) with the remainder being artificial grass. The garden is also enclosed with gated access.

## Driveway & Garage

Adjacent to the home is the driveway which provides off road parking and leads to the garage.

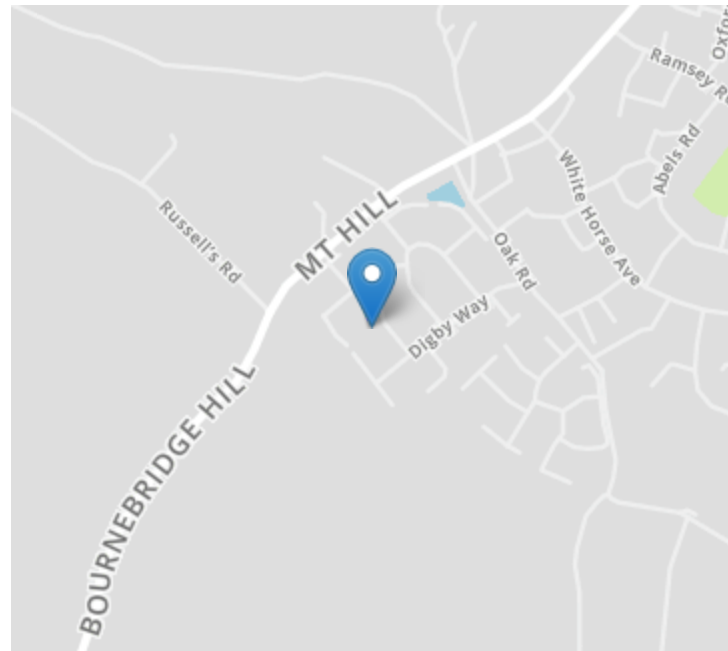
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplans and any other information provided as to their suitability for their intended use. Made with Metaplex Floorplan.

## 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.