



- Guide Price £285,000 - £295,000
- Three Bedroom Family Home
- Modern Kitchen & Bathroom Suite
- Garden Cabin With Power Connected
- Low Maintenance Landscaped Rear Garden
- Village Cul-De-Sac Location

**23 Parkfields, Sible Hedingham, Halstead, Essex. CO9 3NJ.**

Nestled within the confines of a quiet Cul De Sac in Sible Hedingham, this charming family home beckons with its spacious interior and convenient amenities. Boasting three bedrooms, and a private rear garden with a garden cabin tailor-made for the prospective buyer's needs.





# Property Details.

## Ground Floor

### Entrance Porch

### Entrance Hall



10' 07" x 5' 10" (3.23m x 1.78m) Electric wall mounted radiator, stairs ascending to first floor, laminate flooring.

### Dining Room



12' 06" x 10' 07" (3.81m x 3.23m) Electric wall mounted radiator, double glazed window to front aspect, inset spotlights, laminate flooring, matching wall and base units with straight edge worksurfaces, space and plumbing for washing machine.

### Kitchen



14' 00" x 5' 02" (4.27m x 1.57m) Double glazed window to rear aspect, glazed patio door to rear aspect, inset spotlights, matching wall and base units with straight edge worksurfaces, inset porcelain sink with bowl and drainer, vinyl flooring, integrated double oven, inset induction hob with extractor over, integrated dishwasher, integrated fridge/freezer.

### Lounge



13' 06" x 13' 04" (4.11m x 4.06m) Electric wall mounted radiator, double glazed window to rear aspect, TV point, feature fireplace, access to storage cupboard.

## First Floor

### Landing

Access to all bedrooms, access to loft, access to airing cupboard.

### Bedroom One



16' 08" x 10' 06" (5.08m x 3.20m) Electric wall mounted radiator, double glazed window to rear aspect x2, TV point.



# Property Details.

## Bedroom Two



13' 0" x 9' 11" (3.96m x 3.02m) Electric wall mounted radiator, double glazed window to front aspect, built in wardrobes, built in storage cupboard, TV point.

## Bedroom Three



9' 06" x 7' 03" (2.90m x 2.21m) Double glazed window to rear aspect, TV point.

## Family Bathroom



8' 07" x 5' 06" (2.62m x 1.68m) Inset spotlights, double glazed obscure windows to front aspects, low level WC, vanity wash hand basin, extractor fan, panelled bath with shower attachment, part tiled walls, tiled flooring.

## External

### Frontage

Enclosed front garden, majority laid to shingle, hardstanding path to front door.

### Rear Garden



Side access gate leading to front, decking area, majority laid to artificial lawn, bordered by railway sleeper flower and shrub bed. Outside light.

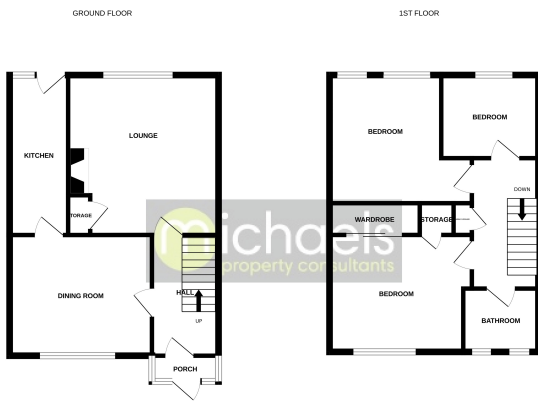
### Garden Cabin



9' 07" x 6' 11" (2.92m x 2.11m) Wooden built cabin with power and light, glazed double doors, glazed window to front aspect.

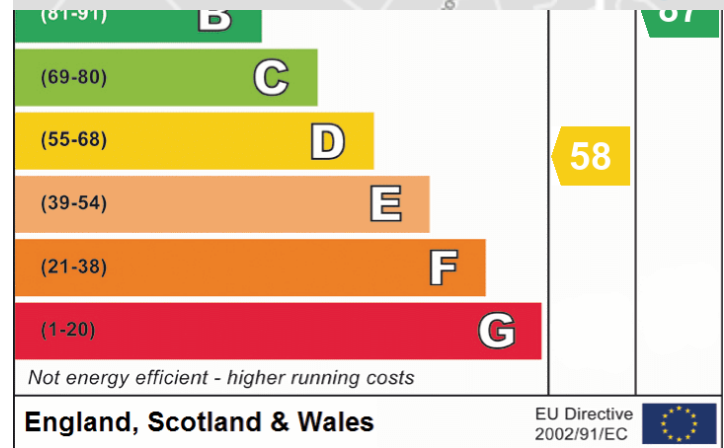
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## Floorplans



We take every step to ensure the accuracy of the floorplans, but we cannot guarantee the accuracy of the floorplans. The floorplans are for information only and should not be relied upon for the purchase of a property. The floorplans are for information only and should not be relied upon for the purchase of a property. The floorplans are for information only and should not be relied upon for the purchase of a property.

## Location



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.