



- GUIDE PRICE £375,000 - £400,000
- Quiet Cul De Sac Location
- Four Bedroom Semi-Detached Family Home
- Accommodation Approaching 1400sqft
- Lounge/Diner With Access To Conservatory
- Kitchen/Diner And Utility Room
- En-Suite, Family Bathroom And Downstairs WC
- Generous Garden
- Large Driveway Providing Parking For Numerous Cars
- Internal Viewing Advised

### 3 Spurgeon Close, Sible Hedingham, Halstead, Essex. CO9 3NG.

**\*\* OPEN HOUSE SATURDAY 27TH MAY - PLEASE CALL FOR MORE DETAILS\*\*** A brilliant opportunity to purchase this extended four bedroom semi-detached home offering accommodation approaching 1400sqft - tucked away down the end of a quiet cul de sac in Sible Hedingham within easy access to both primary and second schooling as well as the wide range of amenities and shops available within the village.



# Property Details.

## Room Measurements

### Entrance Hall

With stairs rising to first floor door to;

### Lounge

15' 4" x 10' 11" (4.67m x 3.33m) With window to front aspect, radiator, feature fireplace with log burner, open to;

### Dining Room



9' 11" x 7' 8" (3.02m x 2.34m) With radiator, open to;

### Conservatory/Play Room

9' 0" x 8' 5" (2.74m x 2.57m) With double doors to garden and window to rear aspect.

### Kitchen



20' 11" x 10' 0" (6.38m x 3.05m) With window to rear aspect, tiled flooring, a range of matching eye level and base units with drawer and worksurfaces over, inset sink and drainer, space for a range of appliances.

### Utility Room

6' 0" x 4' 9" (1.83m x 1.45m) Matching units to the kitchen, space and plumbing for washing machine, door to garden, door to;

### WC

With low level WC, wash hand basin.

### First Floor

With doors to;

### Bedroom One



14' 7" x 9' 3" (4.45m x 2.82m) With window to front aspect, radiator, door to;

### En-Suite



With window to rear aspect, chrome heated towel rail, close coupled WC, wash hand basin, double shower cubicle, fully tiled suite.

# Property Details.

## Bedroom Two



10' 2" x 10' 2" (3.10m x 3.10m) With window to rear aspect, radiator.

## Bedroom Three

10' 10" x 8' 7" (3.30m x 2.62m) With window to front aspect, radiator, airing cupboard.

## Bedroom Four



9' 10" x 7' 11" (3.00m x 2.41m) With window to front aspect, radiator.

## Bathroom



With window to rear aspect, fully tiled, panelled bath, low level WC, wash hand basin.

## Rear Garden



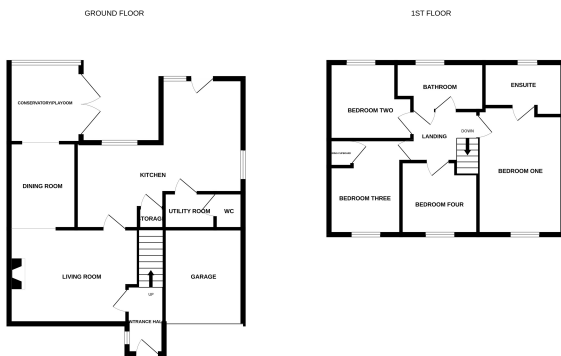
Outside, the space continues as there is a sizeable rear garden which begins with a paved patio and the rest of the garden is predominately laid to lawn. The garden is enclosed and comes with gated side access. There is also a garden shed to remain.

## Driveway & Garage

To the front there is a large driveway which provides off road parking for several cars and leads to the garage.

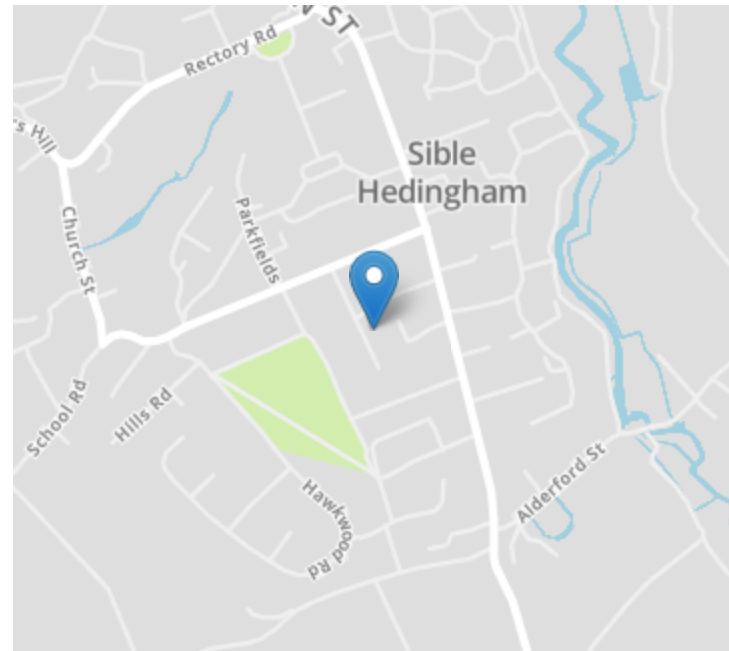
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor levels, rooms and any other parts are approximate only and should be used as a guide only. It is the responsibility of the purchaser to verify the accuracy of the floorplans and any other information provided. The floorplans are not intended to be used as a basis for any legal proceedings. © Michael Michaels 2022

## 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.