



- Character Property
- Offering Generous Accommodation Approaching 1500sqft
- Three Bedrooms
- Large Living Room
- Kitchen & Separate Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- Double Garage

**141a Swan Street, Sible Hedingham, Halstead, Essex. CO9 3PP.**

A rare opportunity to purchase this three bedroom 'Dutch Influenced' character home offering spacious accommodation, high ceilings and offered to the market in 'move in ready' condition. Located in the frequently requested village of Sible Hedingham the property is located within a quiet mews of only three other properties.



# Property Details.

## Room Measurements

### Hallway

With stairs to first floor, doors to;

### Lounge



21' 8" x 14' 5" (6.60m x 4.39m) With window to front, double doors to rear, radiator, feature fireplace.

### Dining Room



12' 2" x 10' 10" (3.71m x 3.30m) With window to front aspect, radiator, open to;

### Kitchen



12' 2" x 12' 2" (3.71m x 3.71m) With window to rear, door to garden, range of matching eye level and base units with drawers and worktops over, inset sink and drainer, range of appliances, door to;

### Utility Room

With window to rear, wash hand basin, space for washing machine.

### Shower Room



With obscure window to rear, tiled floor, heated towel rail, double shower cubicle, close coupled WC, wash hand vanity basin, further storage.

### Landing

Generous landing leading to;

# Property Details.

## Bedroom One



15' 9" x 14' 9" (4.80m x 4.50m) With window to front and rear, radiator.

## Bedroom Two



12' 2" x 11' 2" (3.71m x 3.40m) With window to rear, radiator.

## Bedroom Three

11' 6" x 5' 11" (3.51m x 1.80m) With window to rear, radiator.

## Bathroom



With window to front, close coupled WC, wash hand basin, panelled bath, part tiled walls.

## Rear Garden

To the rear of the property there is a low maintenance rear garden which is predominately paved. The garden is enclosed and has gated side access. There is also an outside tap.

## Double Garage



With up and over door to front, personnel door to side, power and light connected.

## Front Garden

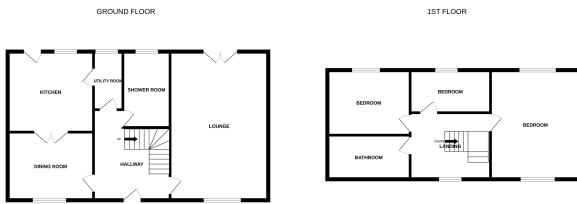
Lawned front garden retained by brick wall.

## Parking

Hard standing adjacent to the garage.

# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor surfaces, walls and any other parts are approximate and the responsibility for any error, omission or misstatement, this plan is for guidance purposes only and should be used as such for any prospective purchaser. The actual dimensions and specifications may have been varied without prior notice. See the particulars of the property for further details.

## 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.