

Guide Price

# £400,000



- Immaculately Presented And Improved Throughout
- Landscaped Rear Garden
- Tucked Away Location Overlooking Wooded Copse
- Drive With Two Parking Spaces
- Newly Fitted Kitchen
- Living Room With Feature Bay Window
- Family Bathroom, Ensuite & W/C
- Kitchen/Diner With Utility Room

## 6 Woodpecker Close, Halstead, Essex. CO9 2FS.

Welcome to this charming three-bedroom detached house nestled in a serene, tucked-away location on the east side of Halstead town.



Call to view 01787 322799



## Property Details.

#### **ROOM MEASUREMENTS**

#### **Entrance Hall**

#### Kitchen/Diner





17'0" x 9'9" (5.18m x 2.97m)

Double glazed window overlooking the rear. Double doors opening to the garden. Newly installed kitchen with matching wall and base units, featuring an integrated dishwasher, fridge/freezer, and double oven.

#### **Utility Room**

Base and wall units. Space for washing machine.

#### **Living Room**



17'0" x 10'2" (5.18m x 3.10m)

Dual aspect box bay windows. Radiator. Engineered oak flooring.

#### Cloakroom

Suite comprising WC and hand basin with floor to ceiling tiling.

#### First Floor

#### **Landing Area**

#### **Bedroom One**



13' 4" x 11' 2" (4.06m x 3.40m)

Double glazed window at the front with views of trees and meadows. Radiator, built in mirrored wardrobes and carpeted flooring.

## Property Details.

#### **En Suite**



Suite comprising WC, heated towel rail, hand basin and double shower cubicle and floor to ceiling premium tiling.

#### **Bedroom Two**



11' 2"  $\times$  10' 4" (3.40m  $\times$  3.15m) Double glazed dual aspect windows. Built in mirrored wardrobes. Radiator. Carpet flooring.

#### **Bedroom Three**



 $7'8" \times 6'11" (2.34m \times 2.11m)$  Double glazed window to side aspect. Radiator. Carpet flooring.

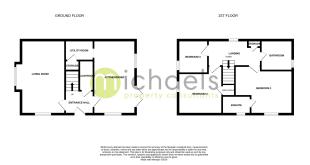
#### Family Bathroom



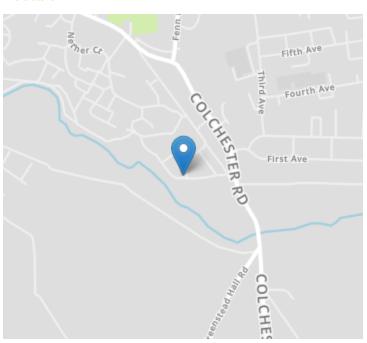
Obscure double glazed window to side aspect. Suite comprising wc, hand basin, bath with rainfall shower over and heated towel rail, as well as floor to ceiling premium tiling.

### Property Details.

#### Floorplans



#### 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.

