



- GUIDE PRICE £375,000 - £400,000
- No Chain
- Detached Period Family Home
- Four Well Proportioned Bedrooms
- Kitchen/Diner
- Generous Living Room & Further Playroom
- Newly Fitted Ground Floor Cloakroom
- Four Piece Bathroom Suite
- Sizeable Rear Garden, Front Garden And Driveway Providing Off Road Parking

Call to view 01787 322799



### 56 Mount Pleasant, Halstead, Essex. CO9 1EG.

\*\* NO ONWARD CHAIN\*\* Nestled in the serene surroundings of Mount Pleasant, Halstead, this exquisite four-bedroom period detached family home offers generous and versatile accommodation, perfectly tailored for modern family living whilst providing easy access to Halstead's Town Centre.



# Property Details.

## Room Measurements

### Entrance Porch

With UPVC window to double aspect and door to;

### Living Room



8.35m x 3.70m (27' 5" x 12' 2") With UPVC window to front aspect, double anthracite doors to playroom, stairs rising to first floor with bespoke built in storage under, two feature wall hung radiators, wood effect flooring, spotlights, doors to;

### Playroom



2.70m x 2.70m (8' 10" x 8' 10") With UPVC windows to rear, French doors to garden, radiator, spotlights.

### Kitchen/Diner



7.70m x 2.60m (25' 3" x 8' 6") With UPVC window to front and rear aspect with fitted wood shutters, tiled flooring, feature red brick fireplace, a country kitchen offering a range of matching eye level and base units with worksurfaces over, inset sink and drainer, tiled splashbacks, range cooker (STN), space for washing machine, tumble dryer, dishwasher and fridge freezer, spotlights, door to;

### Rear Lobby

Door to garden and door to;

### WC

Newly fitted cloakroom with fully tiled walls, enclosed cistern WC, wall hung wash hand basin, storage cupboard.

### Landing

With UPVC window to side aspect, loft access and doors to;

### Bedroom One



3.80m x 2.75m (12' 6" x 9' 0") With UPVC window to side and rear aspect, radiator.

# Property Details.

## Bedroom Two



3.50m x 2.80m (11' 6" x 9' 2") With UPVC window to rear aspect, radiator.

## Bedroom Four



2.60m x 2.30m (8' 6" x 7' 7") With UPVC window to front, radiator.

## Bedroom Three



3.60m x 2.70m (11' 10" x 8' 10") With UPVC window to front aspect, storage cupboard, radiator.

## Bathroom



2.60m x 2.50m (8' 6" x 8' 2") With UPVC window to side, newly fitted bathroom suite offering walk in double shower, bath tub, wash hand vanity basin, WC , tiled flooring and towel rail.

## Rear Garden

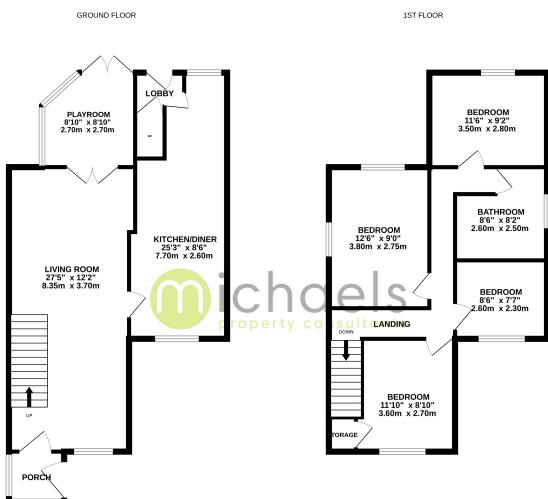
The rear garden is equally impressive, offering a generous decking area, perfect for alfresco dining and entertaining, while the remainder of the garden is laid to lawn, providing a safe and secluded space for children to play. With side access available on both sides of the house, practicality is at the forefront of this home's design.

## Front Garden & Driveway

Externally, the home boasts an enclosed front garden, adding to the property's curb appeal, along with a block-paved driveway that provides off-road parking for several cars, ensuring convenience for the modern family.

# Property Details.

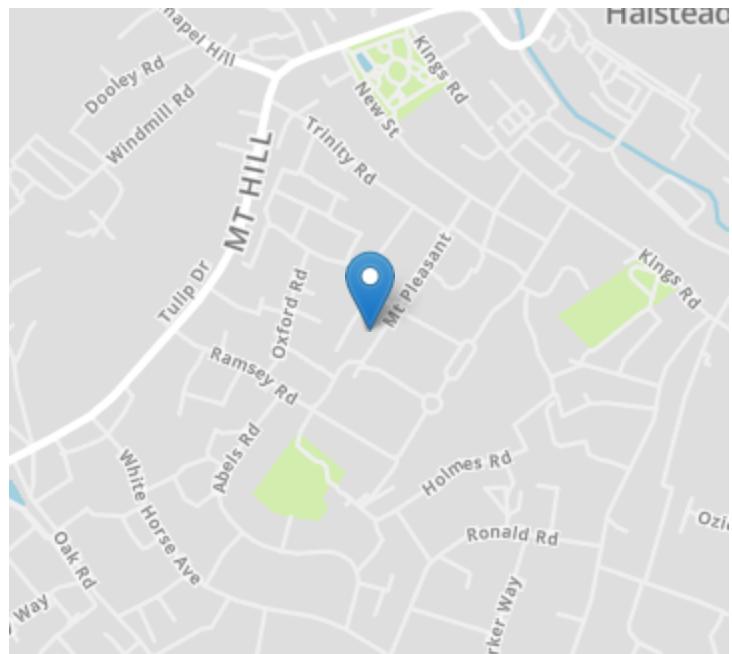
## Floorplans



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TOTAL FLOOR AREA: 1228.65 SQ.FT (113.74 SQ.M)  
Whilst every care has been made to ensure the accuracy of the floor plans, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floor plans are for general information 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.

## 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.

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