michaels
property consultants

£335,000

- Three bedroom house
- Semi detached
- Bellway build
- Finished to an excellent standard
- NHBC Warranty
- Ample off road parking
- Kitchen/Diner
- En suite to master
- Easy access to town centre
- Landscaped rear garden

Call to view 01376 337400

22 Tylneys Road, Halstead, Halstead, Essex. CO9 2BG.

Forming part of the Willow Park Development which is conveniently positioned within easy reach of both the Halstead High Street and the stunning Essex countryside, is this beautifully presented and recently built three bedroom semi-detached house. New to the market and offered for sale with no onward chain, we feel this stunning property would make an ideal family home for a buyer seeking a low-maintenance purchase. The contemporary accommodation features an entrance hall, a cloakroom, a spacious lounge that provides access to the first floor, a stylish & well-equipped kitchen/diner with French doors to the rear garden, three well-appointed bedrooms with an en suite shower room to the master, and the family bathroom. Outside, the property is further enhanced by having an attractive and recently landscaped rear garden, and a private driveway that provides off-road parking for 2/3 vehicles.

Property Details.

Entrance Hall

Part glazed entry door to front, radiator, Amtico flooring, doors to;

Cloakroom

Amtico flooring, radiator, WC, hand wash basin, tiled splashback, extractor fan.

Lounge

17' 0" x 12' 8" (5.18m x 3.86m) Amtico flooring, radiator, double glazed window to front with fitted window shutter, under stairs storage cupboard, stairs rising to the first floor, television point, door to;
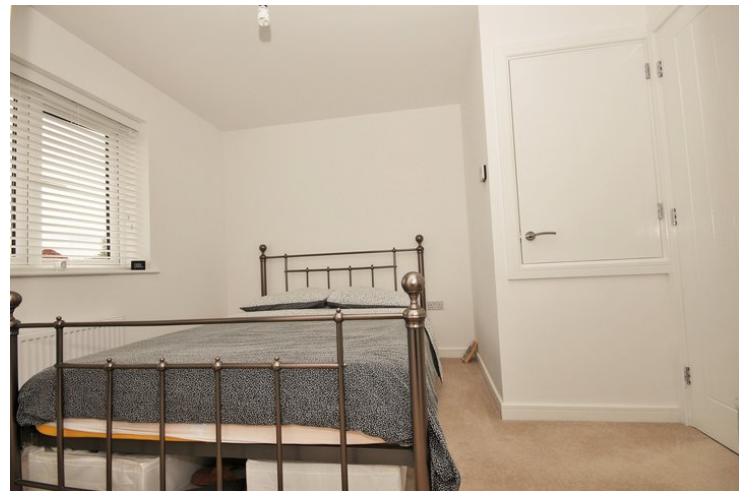
Kitchen/Diner

15' 7" x 11' 3" (4.75m x 3.43m) Amtico flooring, radiator, double glazed window & French doors to rear, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, integrated appliances - fridge/freezer, dishwasher, washing machine.

First Floor Landing

Loft access, doors to;

Bedroom One

10' 3" x 10' 8" (3.12m x 3.25m) Double glazed window to rear, radiator, built-storage cupboard, door to;

Property Details.

En Suite

Tiled floor, radiator, WC, hand wash basin, extractor fan, shower cubicle which is fully tiled, tiled part tiled walls.

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m) Double glazed window to front, radiator.

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m) Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to side, radiator, tiled floor, WC, hand wash basin, panelled bath, extractor fan, part tiled walls.

Rear Garden

The rear garden commences with a sandstone paved patio with the remainder laid to lawn, outside tap, enclosed by paneled fencing, side access via a wooden gate.

Parking

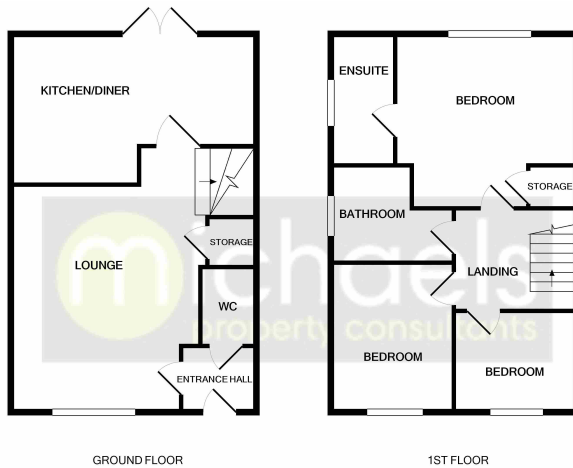There is a private driveway to the side of the property that provides off-road parking for 2/3 vehicles.

Property Details.

Floorplans

KITCHEN/DINER

ENSUITE

BEDROOM

STORAGE

BATHROOM

STORAGE

LOUNGE

LANDING

WC

BEDROOM

BEDROOM

ENTRANCE HALL

GROUND FLOOR
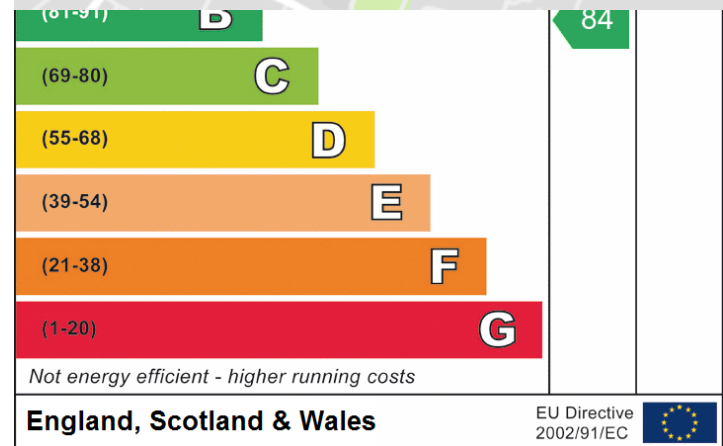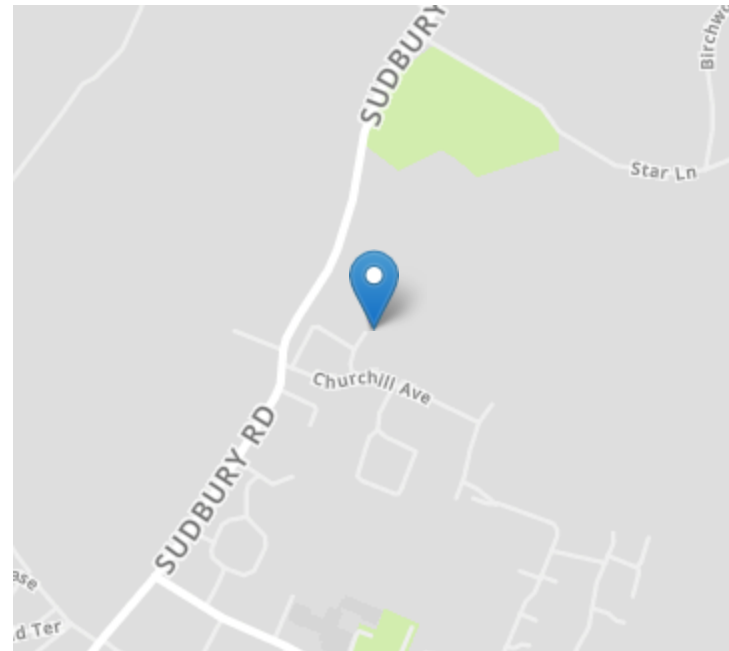
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

84

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive
2002/91/EC

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.