



- An Exceptional Detached Residence
- Contemporary & Modern Throughout
- Fabulous Open Kitchen/Dining/Family Room With Vaulted Ceiling
- Living Room With Bay Window
- Cloakroom, En-Suite and Four Piece Family Bathroom
- Bright And Spacious Accommodation Throughout
- Landscaped Rear Garden With Cabin/Office/Studio
- Sought After Estate In Halstead
- Garage & Parking

## 6 Marler Road, Halstead, Essex. CO9 1GE.

Flaunting little touches of luxury throughout its stylish open plan design, is this stunning four bedroom detached home perfectly placed on the edge of the popular market town of Halstead.

Built to the highest of standards by reputable builders 'Bloor Homes' this exceptional home has been further enhanced by the current owners and offers any prospective purchaser an excellent opportunity to purchase this spacious 'turn key' home. Offering a range of high quality and modern fittings throughout with a 'wow' factor open plan kitchen/dining/family room.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, doors to;

### WC

With close coupled WC, wash hand basin, radiator, modern tiled suite.

### Living Room



16' 4" x 12' 9" (4.98m x 3.89m) With Feature UPVC double glazed bay window to side aspect, further double glazed window to front aspect, two radiators, TV point.

### Study

8' 7" x 8' 1" (2.62m x 2.46m) With UPVC double glazed window to front aspect, radiator.

### Open Plan Kitchen/Dining/Family Room



26' 3" x 19' 8" (8.00m x 5.99m) With UPVC double glazed French doors to rear, UPVC double glazed windows to double aspect, radiator, utility cupboard (space for washing machine & tumble dryer) vaulted ceiling with two Velux windows.

## Kitchen Area



A fabulous contemporary kitchen offering UPVC double glazed windows to double aspect, a fitted modern kitchen with a range of matching eye level and base units with drawers and worktops over, inset sink and drainer groove, integrated fridge/freezer and dishwasher, double oven, induction hob with extractor hood over.

## First Floor

### Landing

With airing cupboard, loft access (with light), radiator, doors to;

### Bedroom One



11' 7" x 9' 5" (3.53m x 2.87m) With UPVC double glazed window to double aspect, radiator, built in wardrobe, door to;

# Property Details.

## En-Suite



With UPVC double glazed obscure window to side, wash hand vanity basin, close coupled WC, part tiled, walk in shower cubicle.

## Bedroom Two



11' 5" x 8' 6" (3.48m x 2.59m) With UPVC double glazed window to double aspect, radiator, built in wardrobe.

## Bedroom Three



12' 3" x 8' 0" (3.73m x 2.44m) With UPVC double glazed window to front aspect, radiator, built in wardrobe.

## Bedroom Four

11' 5" x 7' 0" (3.48m x 2.13m) With UPVC double glazed window to rear aspect,

radiator.

## Four Piece Family Bathroom



Four piece suite comprising panelled bath with tiled splashback, WC, wash hand basin and fully tiled walk in double shower cubicle, tiled flooring, UPVC double glazed obscure window to front aspect.

## Outside

### Rear Garden



To the rear the property comes with a stunning landscaped rear garden which commences with paved patio which leads to a decked area and lawn. The garden is enclosed by fencing with gated side access, There is also outside lighting, power points and an outside tap. Access to cabin.

### Cabin

12' 10" x 8' 10" (3.91m x 2.69m)

### Garage & Parking

With up and over door, power and light connected. Driveway in front providing ample parking.

### Estate Management Charge

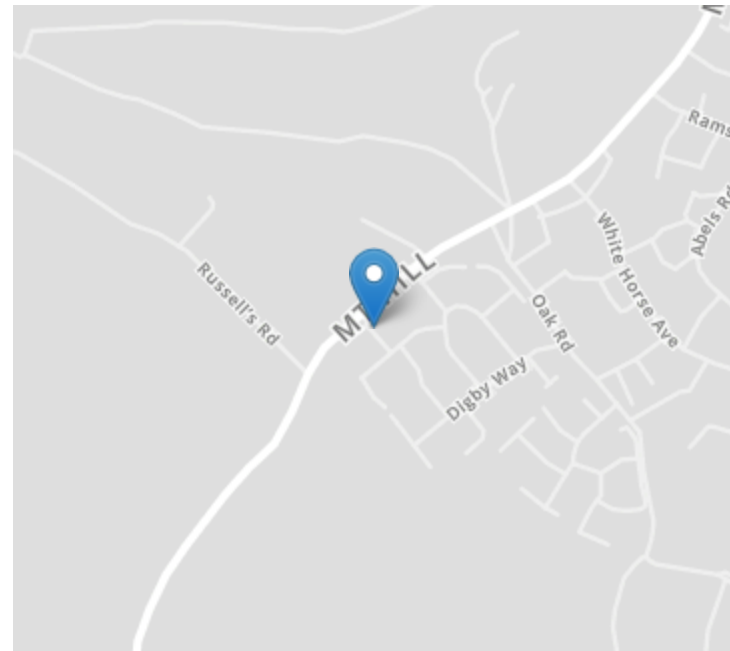
Please note there is an estate management charge payable yearly of approx. £133. We do however advise any prospective purchaser to confirm this information with their chosen conveyancer.

# 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.