



- Offered With No Onward Chain
- Tremendous Potential To Extend (STPP)
- 0.26 Acre Plot
- Large Rear Garden
- Detached Bungalow Offering Accommodation Over 1300sqft
- Three Generous Bedrooms
- Kitchen/Breakfast Room
- Bathroom, WC & Utility Room
- Garage & Workshop

**13 Recreation Road, Sible Hedingham, Halstead, Essex. CO9 3JG.**

Nestled on a generous 0.26 acre plot, this captivating three-bedroom detached bungalow offers an exceptional canvas for those with an eye for transformation. With ample space and the potential to extend (subject to planning permission), this property is poised to become a dream home tailored to your desires.





# Property Details.

## Room Measurements

### Porch

With window to both sides, door to;

### Hallway

With access to loft and loft room, two storage cupboards, study area, doors to;

### Bedroom One



12' 7" x 12' 6" (3.84m x 3.81m) With window to front and side aspect, radiator, built in wardrobes.

### Bedroom Two



12' 7" x 8' 11" (3.84m x 2.72m) With window to front aspect, radiator.

### Bedroom Three



9' 11" x 7' 10" (3.02m x 2.39m) With window to front aspect, radiator, built in cupboard.

### Kitchen



15' 3" x 11' 5" (4.65m x 3.48m) With window to side and rear aspect, door to utility room, range of units with worktops over, inset sink and drainer, space for appliances.

### Utility Room

With window to rear, door to garden and access to;

### WC

With window to side, WC, wash hand basin.

# Property Details.

## Bathroom



10' 11" x 7' 1" (3.33m x 2.16m) With window to rear aspect, heated towel rail, tiled flooring, part tiled walls, low level WC, wash hand basin, bath tub, walk in shower cubicle.

## Living Room



15' 7" x 14' 9" (4.75m x 4.50m) with window to rear aspect, French doors to side, radiator, feature fireplace.

## Loft Room

20' 9" x 10' 8" (6.32m x 3.25m) Storage space offering lots of potential for conversion subject to the relevant planning permissions/consent.

## Garage

24' 9" x 7' 1" (7.54m x 2.16m) With up and over door to front, Skylight, power and light, access to;

## Workshop

With power and light, double doors to rear garden.

## Outside

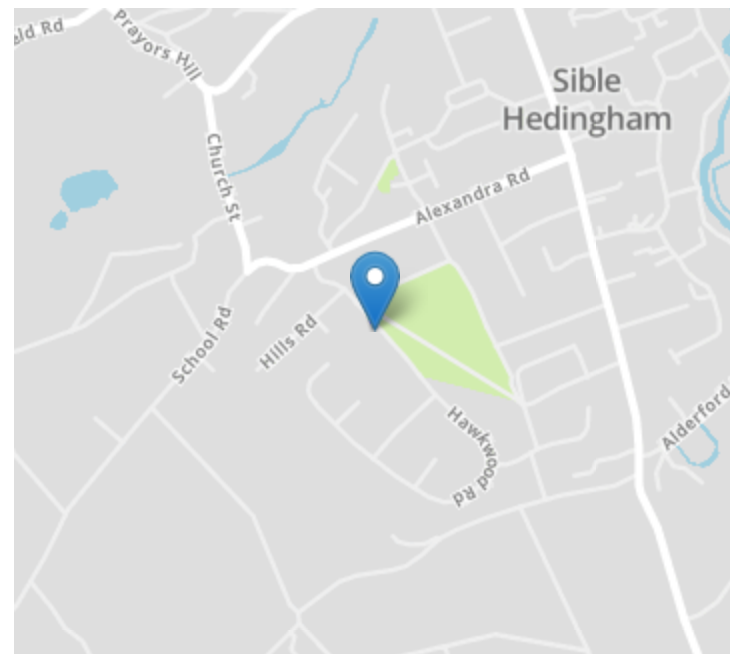


As previously mentioned the property resides within a generous plot of 0.26 acres. The rear garden is a very good size and offers a lot of potential. The garden is enclosed and has gated side access. To the front there is a block paved driveway and access to the garage through an up and over door.

# 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.