



- Guide Price £425,000 - £450,000
- Approaching 1400 Sqft Of Accommodation
- Three Double Bedrooms
- En-Suite Shower Room To Bedroom One
- Large Living Room With Feature Fireplace
- Conservatory
- Modern Kitchen
- Bar/Office
- Generous Garden & Parking

Duncan Rise, Great Yeldham, Halstead, Essex. CO9 4QE.

This extended, three-bedroom family home on Duncan Rise in the charming village of Great Yeldham, Essex, is a perfect blend of modern comfort and village living. Spanning approximately 1,400 sq ft across three thoughtfully designed floors, the property offers ample space for family life, with a layout that optimizes both functionality and style.



Property Details.

Room Measurements

Entrance Hall

With composite door to enter, tiled flooring, stairs rising to first floor, doors to;

Living Room



6.66m x 3.97m (21' 10" x 13' 0") With window to front with fitted shutters to remain, two radiators, sliding doors to conservatory, door to kitchen, feature fireplace with inset electric fire.

Kitchen



4.09m x 2.51m (13' 5" x 8' 3") With window and door to rear, a modern fitted kitchen with a range of matching eye level and base units with drawers and granite worktops over, inset sink and drainer groove, SMEG Oven & Hob, integrated dishwasher, space for american fridge/freezer.

Conservatory

3.46m x 2.63m (11' 4" x 8' 8") Of UPVC construction with French doors to garden.

Landing

With double storage cupboard and further cupboard, doors to;

Bedroom Two



4.11m x 3.80m (13' 6" x 12' 6") With window to front aspect, radiator.

Bedroom Three



4.10m x 2.68m (13' 5" x 8' 10") With window to rear overlooking garden, radiator.

Bathroom



Property Details.

1.70m x 2.08m (5' 7" x 6' 10") With window to rear, fully tiled suite offering a bath with shower screen and rainfall shower over, wash hand basin, WC, heated towel rail.

Bedroom One



4.78m x 5.00m (15' 8" x 16' 5") With window to rear overlooking garden, Velux window, built in storage/wardrobes, eaves storage, radiator.

En-Suite

With window to rear, fully tiled suite with walk in double shower with rainfall shower, wash hand basin, WC, heated towel rail.



Garden



To the rear the garden begins with a generous decking area providing ample space for outdoor dining. The bar/office can be accessed from here. Steps then lead down to the remainder of the garden which is predominately lawned. (Please note the current sellers rent part of the garden from a neighbouring property and pay a yearly fee. We understand this agreement can remain in place with new owners.)

Bar



Excellent space which could be used for a variety of uses but is currently set up as a bar/man cave.

Property Details.

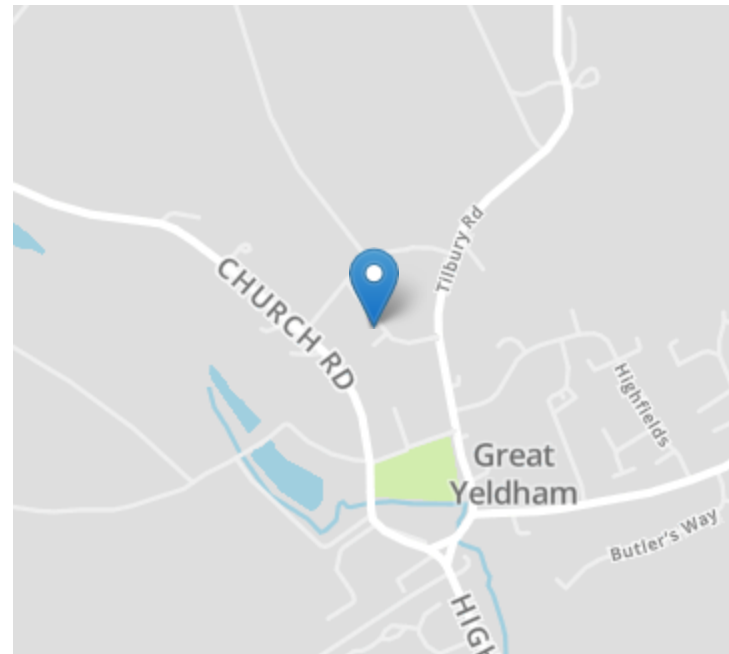
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 1393sq ft. (129.4 sq.m) approx.
While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and any other fixed or removable wall components are taken to the best of our knowledge and belief. It is the purchaser's responsibility to verify all measurements and details for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is made for their operation or efficiency in the future.
Issue: 01/10/2024

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.