



- An Exceptional Detached Residence
- Contemporary & Modern Throughout
- Fabulous Open Plan Kitchen/Dining/Family Room With Vaulted Ceiling
- Living Room With Bay Window
- Study With Fitted Storage Cupboards
- Cloakroom, En-Suite and Four Piece Family Bathroom
- Bright And Spacious Accommodation Throughout
- Landscaped Rear Garden With Porcelain Tiles & Artificial Grass
- Tucked Away At The End Of A Private No Through Road
- Garage & Ample Parking

7 Ratcliff Grove, Halstead, Essex. CO9 1FW.

An impressive, contemporary and generously proportioned four-bedroom detached home, discreetly positioned at the end of a quiet no-through road within this highly desirable development in the popular market town of Halstead.



Property Details.

Ground Floor

Entrance Hall

With luxury Amtico flooring, radiator, doors to;

WC

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

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, built in custom storage.

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, Amtico flooring, 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 Silestone 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

Property Details.

window to double aspect, radiator, door to;

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, built in wardrobes.

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 porcelain tiles and also comes with artificial grass. The garden is enclosed by fencing with gated side access, There is also outside lighting, power points and an outside tap.

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 to First Port which we believe is approx. £130. We do however advise any prospective purchaser to confirm this information with their chosen conveyancer.

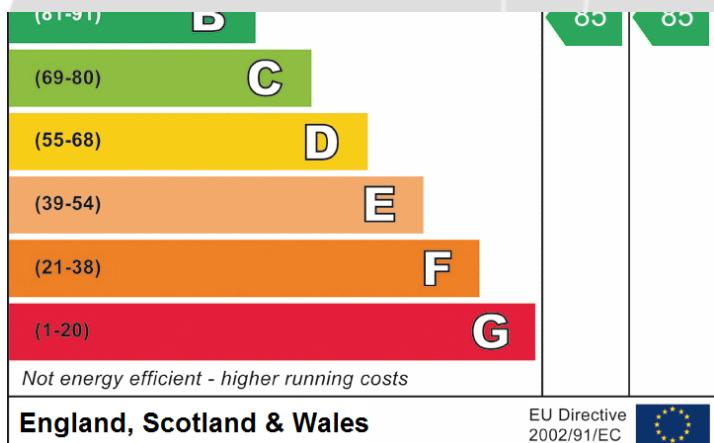
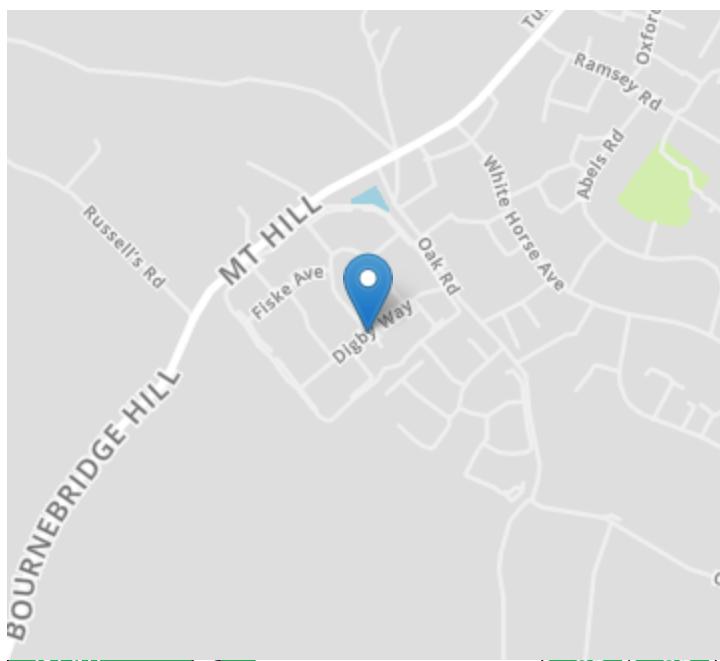
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. All dimensions are approximate and should not be relied upon for any fixtures or fittings. The property has not been tested and no guarantee as to their operation or efficiency can be given.

Location



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.