

8 Edward Crescent, Sible Hedingham, CO9 3FD



Freehold

Offers In Region Of

£340,000

Subject to contract

3 bedrooms
1 reception room
2 bathrooms



This beautifully presented three bedroom detached property is situated on this modern development. The property offers three generous and well proportioned bedrooms with two bathrooms, one ground floor reception room, off street parking and private gardens.

Some details

General information

This beautifully presented three bedroom detached property is situated on the popular Earl's Garden development which is located in the centre of the well serviced village of Sible Hedingham. This property is offered in an immaculate condition and provides generous accommodation spread across two floors.

On the ground floor, this gas centrally heated double glazed modern home is composed of an entrance hall with a stairway to the first-floor landing. To the right-hand side of the hallway is a substantial living space which includes a south-facing bay window and a further window providing a dual aspect. A door leads through from the entrance hall into the kitchen/dining area which again benefits from a dual aspect outlook but also enjoys double doors leading out onto a sizeable patio area. The fitted kitchen is composed of an array of matching storage cupboards and draws located both above and below the kitchen worktop. The kitchen features a built-in fan oven and electric hob with stainless steel extractor fan, integrated fridge/freezer, an integrated dishwasher and washer/dryer. It also incorporates a one and a half bowl sink which is inset in front of a window overlooking the garden. The ground floor accommodation enjoys an under stair storage cupboard and downstairs W.C cloakroom. Both of which are accessed from the entrance hall. There are shutters on the majority of the outward-facing ground floor windows and solid oak flooring throughout the hallway and living room.

The stairs rise to the first floor landing which provides access to all three bedrooms and the family bathroom. The master bedroom enjoys views over the garden and includes a considerable built-in wardrobe. There is also access through into the ensuite bathroom. The ensuite itself has a newly installed walk-in rainforest shower cubicle, wash basin, and W.C. Bedrooms two and three are set to the opposite end of the house, with a family bathroom situated in the middle. This tiled bathroom composes of a wash basin, W.C and bath. Both bathrooms are finished with a wall-mounted heated towel rail, extractor fan and electric shaver point. The first floor landing also includes a built-in storage cupboard and access to a boarded loft space which includes a retractable loft ladder.

Hallway

6' 6" x 16' 3" (1.98m x 4.95m)

Cloakroom

3' 2" x 5' 10" (0.97m x 1.78m)

Sitting room

11' 4" x 15' 6" (3.45m x 4.72m)

Kitchen/dining room

9' 4" x 15' 7" (2.84m x 4.75m)

Landing

Bedroom one

9' 5" x 9' (2.87m x 2.74m)

Ensuite

8' 11" x 6' 4" (2.72m x 1.93m) max.

Bedroom two

11' 6" x 8' 2" (3.51m x 2.49m)

Bedroom three

11' 4" x 7' 1" (3.45m x 2.16m)

Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

The outside

The property benefits from off street parking which comfortably fits two large vehicles on a designated driveway. Additional communal visitor parking is also available. The property also benefits from a good sized private garden which is predominantly laid to lawn. There is a patio area which can be accessed from the double doors leading out from the dining area. There is also a timber framed storage shed and a gate leading out to the driveway located on the rear boundary of the property.

Where?

The village of Sible Hedingham offers a good range of local amenities including primary and secondary schools, public houses and shops for day to day shopping.

The market towns of Halstead and Sudbury are within easy reach with their additional range of shopping and recreational facilities and for those wishing to commute to London there are accessible stations at Witham, Kelvedon and Braintree.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - OJG

Directions

Please use the postcode CO9 3FD as the point of origin.

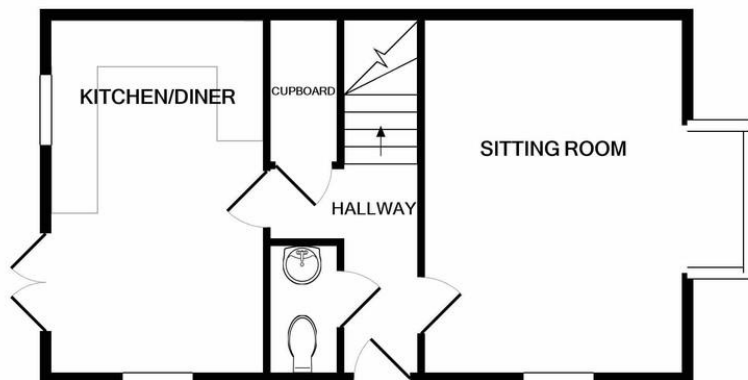
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

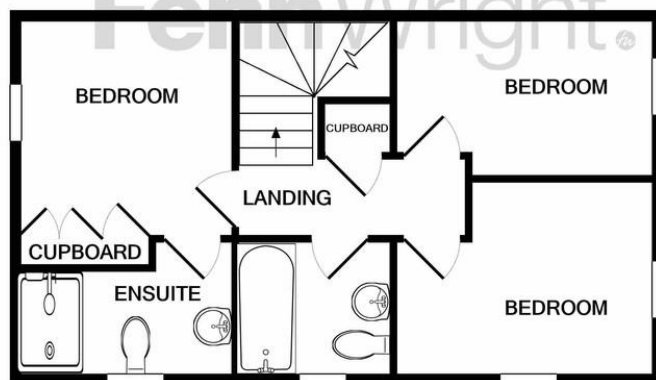
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Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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