

7 Fox Yard, Wickham St. Paul, Halstead, CO9 2PW



Freehold

Guide Price

£395,000

Subject to contract

Garage and parking

3 bedrooms
2 reception rooms
1 bathroom



This well presented and beautifully positioned semi detached property is situated in the charming village of Wickham St. Paul overlooking the pond, enjoys easy access onto the village green and lies within close proximity to The Victory Inn Public House.

Some details

General information

This well presented three bedroom semi detached property enjoys two ground floor reception rooms in addition to the kitchen/breakfast room, a ground floor bedroom, two further bedrooms and a store room on the first floor. The property also enjoys a generous front garden leading down to the duck pond beyond and private gardens set to the rear enjoying a small patio area with a timber framed storage shed and laid to lawn grass with vegetable plot to the rear. The property also enjoys parking and a garage with power and lighting and internally fitted out as a workshop to the rear.

Entering the property via a glazed door to the side you are welcomed into the entrance hall with open tread stairs leading to the first floor and beneath doors giving way to the kitchen/dining room set to the rear of the property overlooking the gardens beyond. The kitchen enjoys work surface on two sides with an array of storage cupboards set both above and below the work surface which incorporates a stainless-steel sink with drainer inset in front of the window overlooking the garden. The kitchen also provides access via a stable door into a small utility style lobby area set off to the side which provides access to the rear garden. The dining room itself enjoys glazed patio doors leading out on to the garden with mock beam character appearance inside. The sitting room is set to the front aspect overlooking the front garden and duck pond beyond and enjoys a focal point open fireplace. The ground floor accommodation is then concluded by bedroom three which set to the front and the shower room which has recently been updated and has a walk-in shower with splashback surrounds, wash hand basin, WC and finished with a frosted window to the side aspect.

The first floor consists of two bedrooms and a storeroom. The master bedroom enjoys a front aspect outlook and generous storage cupboards. Bedroom two has a side aspect outlook with additional storage cupboards to the front. A further storage room is also accessed from the landing which could have alternative uses but is currently used as easily accessible loft space.

Entrance hall

10' 7" x 5' 10" (3.23m x 1.78m)

Sitting room

11' 4" x 16' 1" (3.45m x 4.9m)

Dining room

13' 1" x 10' 2" (3.99m x 3.1m)

Kitchen

10' 3" x 9' 3" (3.12m x 2.82m)

Bedroom three

10' 4" x 6' 11" (3.15m x 2.11m)

Shower room

6' 1" x 6' 4" (1.85m x 1.93m)

Landing

Bedroom one

15' 5" x 11' 3" (4.7m x 3.43m)

Bedroom two

9' 4" x 13' (2.84m x 3.96m)

Store room

7' 10" x 5' 3" (2.39m x 1.6m)

Outside

The property enjoys a private approach with concrete path leading over the laid to lawn front garden approaching the house which overlooks the duck pond. The property also enjoys side access leading round to the rear where the garden is split into three distinct zones with a small patio area set immediately to the rear of the property, laid to lawn garden beyond and a small vegetable plot to the rear of the garden.

The property also enjoys a single garage with driveway parking in front. The garage is complete with power and lighting with the back half currently utilised as a workshop area.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. Oil-fired central heating

Tenure - Freehold

EPC rating -

Our ref - OJG

Directions

Please use the postcode as the point of origin. Turning down Shellards Lane, off the green the access to the property can be found immediately after the pond on the right hand side.

Further information

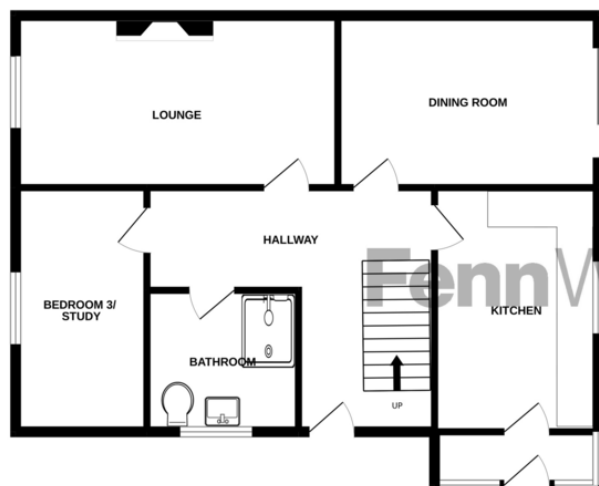
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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GROUND FLOOR



1ST FLOOR



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