

## Summary

A beautifully presented three bedroom end of terrace home located in the highly desirable village of Castle Hedingham and opposite the historic castle grounds. Boasting a modern open plan kitchen/living arrangement, ground floor w/c, ensuite to the master bedroom, family bathroom, private rear garden, carport providing off road parking. NO ONWARD CHAIN.

## Description

### Approximate Room Sizes

Castle Hedingham is a small but highly sought after village with ample amenities, including two pubs, doctors surgery, tennis club, primary school, village shop, post office, church, bowls club, cricket field and hourly buses to get to the larger neighbouring towns. The property is located just opposite the famous Hedingham castle grounds.

Sible Hedingham is approximately a minute drive away which has more comprehensive facilities including a secondary school. Braintree is a 20 minute drive away with its train service to London's Liverpool Street and the A120 dual carriageway leading to Stansted Airport and the M11.

### KITCHEN 18' 6" x 11' 11" (5.64m x 3.63m)

The modern fitted kitchen comprises a range of wall and base level units with work surfaces over, inset sink with mixer tap over, integrated fridge/freezer, dishwasher, rangemaster oven with gas hobs and extractor fan over. Space for a dining table, door to w/c, stairs ascending to first floor landing, opening into the sitting room, double glazed window to front with fitted shutters.

**SITTING ROOM 18' 6" x 11' 8" (5.64m x 3.56m)** Fireplace with hearth, fire surround and electric fire, double glazed windows to rear and side with fitted shutters, double glazed patio doors to rear with fitted shutters.

**GROUND FLOOR WC** Close coupled w/c, wash hand basin with taps over.

**LANDING** Doors off to bedrooms and bathroom.

**BEDROOM ONE 11' 11" x 11' 5" (3.63m x 3.48m)** Double glazed window to front with fitted shutters, doors to built in wardrobe, door to ensuite.

**ENSUITE** Fully tiled ensuite comprising shower with glass shower screen and wall mounted shower, close coupled w/c, wash hand basin with taps over, chrome heated towel rail radiator.

**BEDROOM TWO 10' 10" x 8' 11" (3.3m x 2.72m)** Double glazed window to rear with fitted shutters.

**BEDROOM THREE 8' 11" x 7' 3" (2.72m x 2.21m)** Double glazed window to rear with fitted shutters.

**BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m)** Fully tiled bathroom comprising panelled bath with taps over, close coupled w/c, wash hand basin with taps over and chrome heated towel rail radiator.

**OUTSIDE** Paved patio area with steps down to a further paved area, the remainder of the garden is laid to artificial turf and a small shingled area, enclosed by wood panel fencing with a gate to the parking area to the rear. The property benefits from a carport with parking for one car with an additional space Infront, the carport is shared with the three properties on the terrace with this property having use of the space to far right hand side. The carport and parking is accessed via a drive with a gate to the side of the property.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

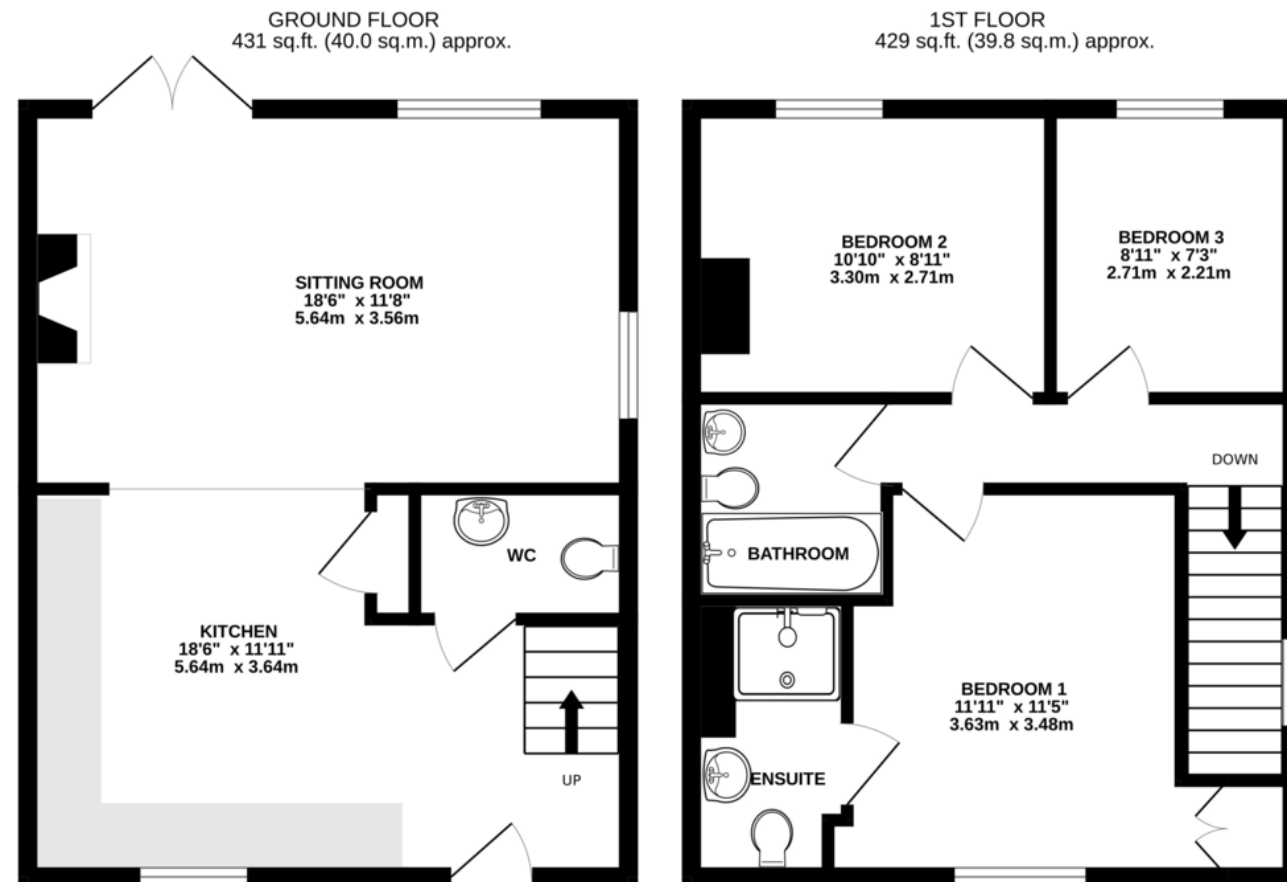
Post Code – CO9 3HG

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Awaiting EPC

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## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Bayley Street | Castle Hedingham | CO9 3HG

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**£400,000**

- Three Bedrooms
- Modern Open Plan Living
- Highly Sought After Location
- Opposite The Historic Castle Grounds
- Ground Floor W/C
- Ensuite To Master Bedroom
- Carport & Off Road Parking