

## Summary

### Approximate Room Sizes

**THE PROPERTY** Welcome to this well-appointed property that seamlessly combines comfort and contemporary living. The accommodation begins with an entrance hall, leading to a spacious open plan kitchen/dining/living room, and a convenient ground floor w/c.

The open plan kitchen boasts modern fitted units, wood-effect work surfaces, white tiled splashbacks, an inset electric hob with an extractor fan, an integrated chest-level electric oven, an integrated fridge/freezer, washing machine, dishwasher, and a handy inset wine rack. A breakfast bar adds to the convenience. This kitchen space flows into the dining/living area, where sliding bi-fold doors open to the delightful rear garden. An under stairs storage cupboard is an added bonus.

The ground floor is also home to the w/c, featuring a close-coupled toilet, a washbasin, and a window to the front aspect. The wall-mounted gas boiler is discreetly enclosed by wall units.

Upstairs, the first floor welcomes you with a landing with doors off to the bedrooms and bathroom as well as a cupboard. The master bedroom, situated at the rear, offers a spacious retreat with a large window overlooking the garden. The second bedroom has been thoughtfully enlarged, incorporating space from the landing and featuring two windows to the front. The bathroom is fully tiled and comprises a panelled bath with a shower screen and a shower over, a close-coupled toilet, and a washbasin.

Outside, the property includes a path to the front door, and the rear garden begins with a paved patio area and extends to a well-maintained lawn, all enclosed by wood panel fencing. A gate at the rear of the garden provides access to the parking area, where two allocated parking spaces are designated for the property.

This property is the epitome of modern living, offering comfort and style, along with the added benefits of allocated parking and a charming rear garden.

**THE LOCATION** Nestled in the serene countryside of northeastern Essex, Sible Hedingham is a timeless English village, steeped in history and brimming with rustic charm. Approximately 45 miles northeast of London, this quaint village, part of the Braintree district, is a testament to the beauty of rural England.

Its streets are lined with well-preserved timber-framed buildings and thatched cottages that transport you back in time. Sible Hedingham's surroundings offer a natural playground for those who love the outdoors, with rolling hills, meadows, and scenic trails ideal for hiking, cycling, and leisurely strolls. The village also provides essential amenities, local shops, schools, and community facilities, fostering a strong sense of community.

Its accessibility to nearby towns and cities, such as Braintree and Colchester, ensures convenience, and the village is well-connected by road, with the A120 and A131 highways within easy reach.

The village's strong local culture and traditions, intertwined with its rural heritage, contribute to its unique identity. Sible Hedingham, with its historic allure and natural beauty, offers a peaceful and historic retreat, perfect for those seeking a tranquil escape in the heart of Essex.

## AGENTS NOTE

Maintenance Charge - £175 per annum

## Additional Information

Local Authority – Braintree District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains drainage, gas heating, water & electric

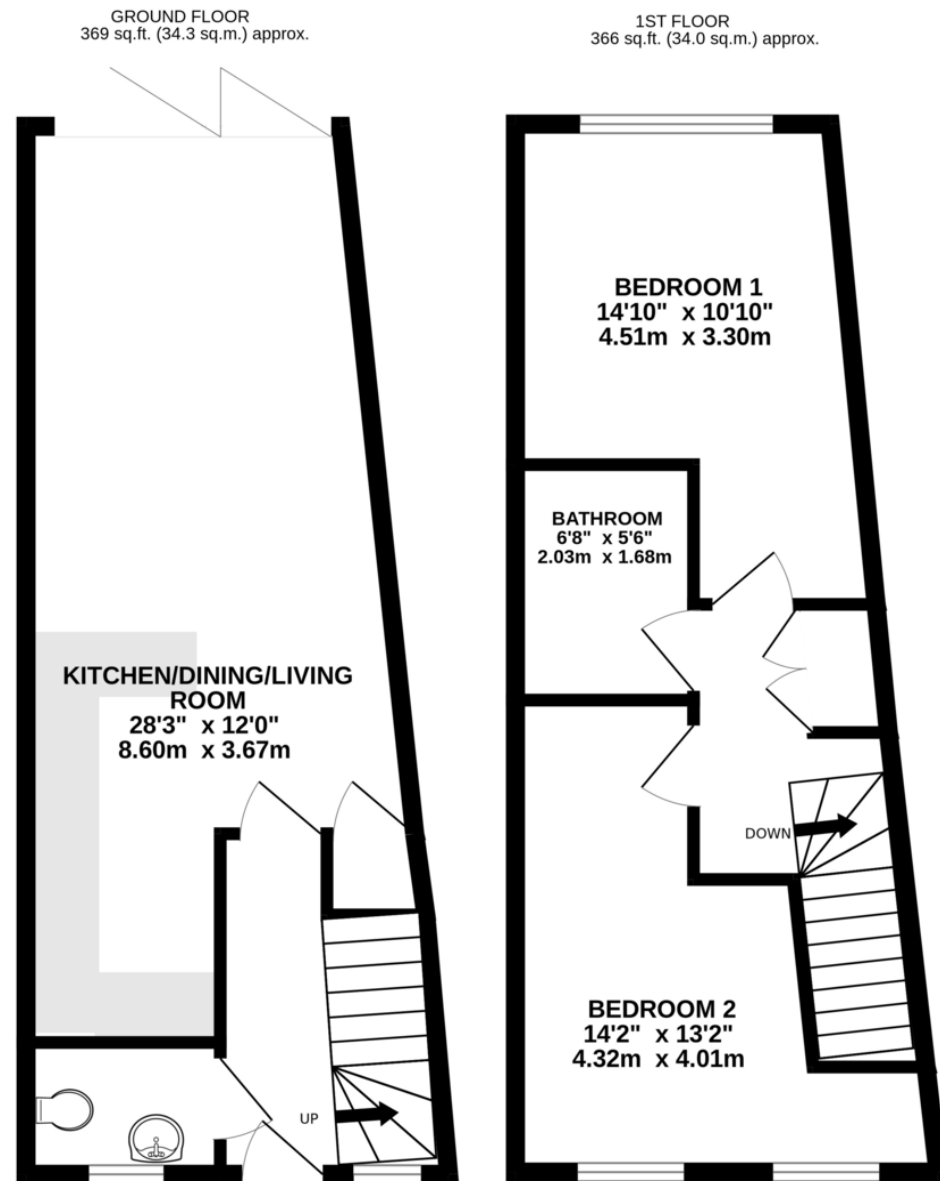
Post Code – CO9 3FP

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 736 sq.ft. (68.3 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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

## Plaza Close | Sible Hedingham | CO9 3FP

**£270,000**

A two bedroom end terraced home located in the sought after village of Sible Hedingham. Boasting an open plan kitchen/living/dining room with bi-fold doors opening into the garden, ground floor w/c and first floor bathroom. Outside the property benefits from a south west facing rear garden and two allocated parking spaces.

- Two Bedrooms
- Open Plan Kitchen/Living Space
- Bi-Fold Doors Opening Into Garden
- Modern Fitted Kitchen
- Ground Floor W/C
- Bathroom
- Two Allocated Parking Spaces