

Description

Approximate Room Sizes

THE PROPERTY Welcome to this charming and spacious property, nestled in a tranquil setting with picturesque countryside views. As you approach, you'll be greeted by an inviting entrance porch. From here, a door opens to the generous entrance hall, with a staircase to the first floor, a radiator, and convenient under stairs storage cupboard. Doors off to rooms.

Cloakroom with a window to the side aspect is located on the ground floor, equipped with a wash hand basin and a low-level WC.

The heart of this home is the kitchen/breakfast room, a bright and spacious area. Natural light floods in through the wide window, which overlooks the front garden. This room is well-appointed with an extensive range of floor and wall-mounted cupboards, complemented by ample worktop space. You'll find built-in appliances, including an inset stainless steel sink with a mixer tap, as well as vinyl wood-effect flooring, a radiator, a slot-in cooker with an extractor hood above, and a floor-mounted oil-fired boiler for heating and hot water.

The sitting room with a dining area features a brick-built fireplace with a matching hearth and a wood mantle, complete with an inset log burner. Radiators provide warmth, and there is a window to the rear elevation. Large floor-to-ceiling windows with central French doors lead to the stunning conservatory. This bright and airy space boasts a vaulted glass ceiling, wood-effect flooring, and large windows, offering delightful views of the garden. French doors provide easy access to the outdoor space, making it an ideal spot to relax and entertain.

Upstairs, the landing grants access to three comfortable bedrooms. Bedroom one features a window to the rear elevation, fitted wardrobes, and a radiator. Bedroom two enjoys a window to the front elevation, fitted wardrobes, and a radiator. Bedroom three offers a window to the rear elevation, a fitted wardrobe, and a radiator.

The family bathroom with a shower features a white suite comprising a panelled bath, a low-level WC, a pedestal wash hand basin, and a separate shower cubicle. Partial tiling adorns the walls, and there's a radiator and a window to the front elevation.

This property also includes a garage and workshop. The garage is fitted with an up-and-over door to the front, while a window to the side of the workshop and a timbered garden shed at the rear provide additional storage options.

Set amidst a large lawned area, the property enjoys a spacious front garden with a driveway that allows for easy turnaround and access to the garage. A personal gate leads to the rear garden, which is of ample size and primarily laid to lawn. A patio area at the rear of the house is perfect for outdoor gatherings. The property offers an unobstructed view from the rear boundary, providing a serene backdrop of adjoining land and a pond.

KITCHEN/BREAKFAST ROOM 15' 5" x 10' 3" (4.7m x 3.12m)

SITTING/DINING ROOM 23' 9" x 12' 8" (7.24m x 3.86m)

CONSERVATORY 15' x 11' (4.57m x 3.35m)

BEDROOM ONE 11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM TWO 12' 5" x 8' 1" (3.78m x 2.46m)

BEDROOM THREE 9' 5" x 7' 4" (2.87m x 2.24m)

BATHROOM 8' 11" x 8' 1" (2.72m x 2.46m)

Additional Information

Local Authority – Braintree District Council

Council Tax Band – D

Tenure – Freehold

Services – Oil Fired Central Heating, Mains Drainage, Water, Electric

Post Code – CO9 2PN

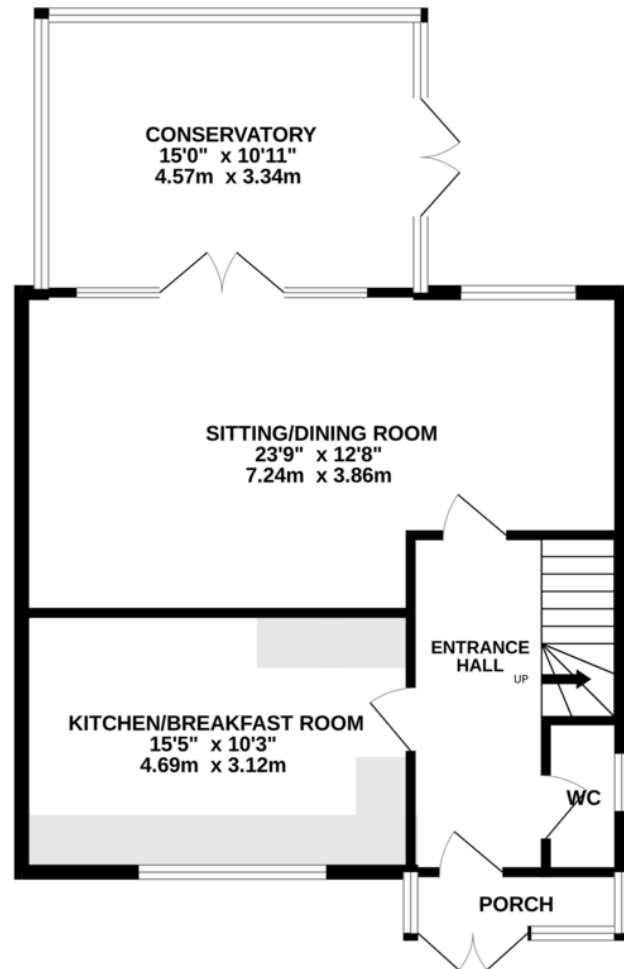
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



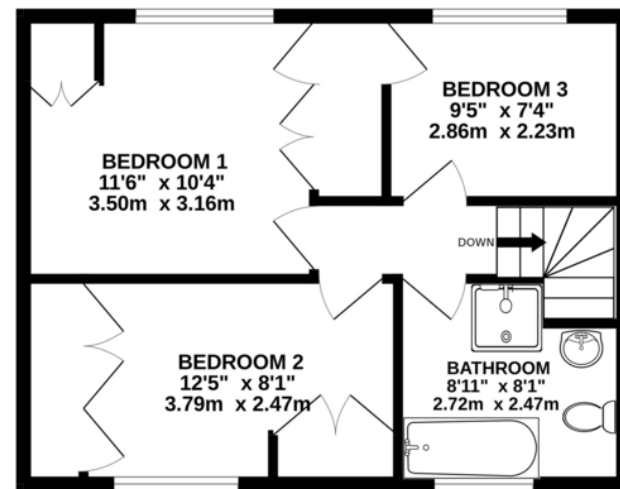
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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

Church Road | Wickham St. Paul | CO9 2PN

£425,000

A three bedroom semi-detached home located in the picturesque village of Wickham St. Paul. Boasting a kitchen/breakfast room, sitting/dining room, conservatory, ground floor w/c and first floor bathroom. Externally the property benefits from ample off road parking, garage and rear garden. NO ONWARD CHAIN.

- Three Bedrooms
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- Ground Floor WC
- First Floor Bathroom
- Ample Off Road Parking & Garage