



86 NUNNERY STREET

Castle Heddingham, Halstead, Essex.

Guide Price £475,000





86 Nunnery Street, Castle Hedingham, Halstead, Essex, CO9 3DP

86 Nunnery Street is an established detached property enjoying a pleasant location within this popular and sought after North Essex village. The property is well laid out and is ideally suited for modern family lifestyles with generous gardens and is ideal for entertaining.

It is accessed via an attractive porch with oak supports, which leads to French doors opening to a principal reception area. There is an attractive range of bespoke built in bookcases with radiator covers beneath and a square arch opens to the sitting room which has a bay window to the front elevation giving views across the street, and there is an ornate wooden fire surround with granite hearth and back with an inset gas stove which provides a focal point. A glazed door leads to the inner hall which has stairs rising to the first floor and a half landing, and a large storage cupboard beneath.

A further glazed door leads to the particularly impressive semi open plan kitchen/dining/family room which has French doors to the rear garden flanked by windows which make it ideal for family entertainment. The kitchen is extensively fitted with a range of wall and floor mounted solid oak units with integral appliances to include an oven, grill and gas hob with extractor hood above. The floor is attractively tiled in a terracotta style and there is a stable door to the side and a one and half bowl sink beneath the window with views to the rear garden, there is also plumbing for a dishwasher and extensive room for free standing American style fridge/freezer. The dining and snug area are separated by an attractive square arch and there is solid wood oak flooring throughout, and this area provides a spacious family space to gather. The remainder of the ground floor comprises a fully tiled cloak/shower room with wall mounted basin, wc and large walk-in shower. The utility room has plumbing for a washing machine space for a dryer and a single stainless bow sink within a unit laminate flooring and a window to the side.

The attractive staircase with half landing and window to the side leads to a galleried landing. The bedrooms are all accessed from here with the principal bedroom being to the front elevation of the property with a large picture window giving you views to the front and has a built in wardrobe. The second bedroom to the front elevation benefits from the same views and has another built in wardrobe and there are two further bedrooms to the rear of the property which are generously proportioned and take in views to the attractively landscaped rear gardens. The bedrooms are served by a particularly well-appointed family bath/shower room with a fully tiled shower cubicle, large oval ended bath, vanity unit with storage and a large rectangular sink and a matching wc.

The property is approached via a pair of arch top gates with a pollarded silver birch tree and a cherry plum which provide focal points. There is an extensive drive providing parking for numerous vehicles and this is flanked by curved edge herbaceous borders and a mature hedge to one side and close panel fencing to the other. Rear access is afforded down both sides of the property to the rear garden. The rear garden is an absolute delight and benefits from a large Indian sand stone terrace with curved steps leading to the French doors, beyond which are extensive expanses of well-kept lawn which are flanked by irregularly shaped herbaceous borders, which boast a variety of perennial shrubs and evergreens to include alliums, phlox and are further enhanced by a variety of specimen trees which provide structure and year round interest. To the rear of the garden is a raised vegetable bed beyond which is an outside office/studio which is fully equipped with power and light making the perfect space for a home office. Beyond this is a large storage shed and greenhouse completing the package.

The accommodation comprises:

Sitting room/study area	Shower room
Kitchen/family room	Utility
Four bedrooms	Bathroom

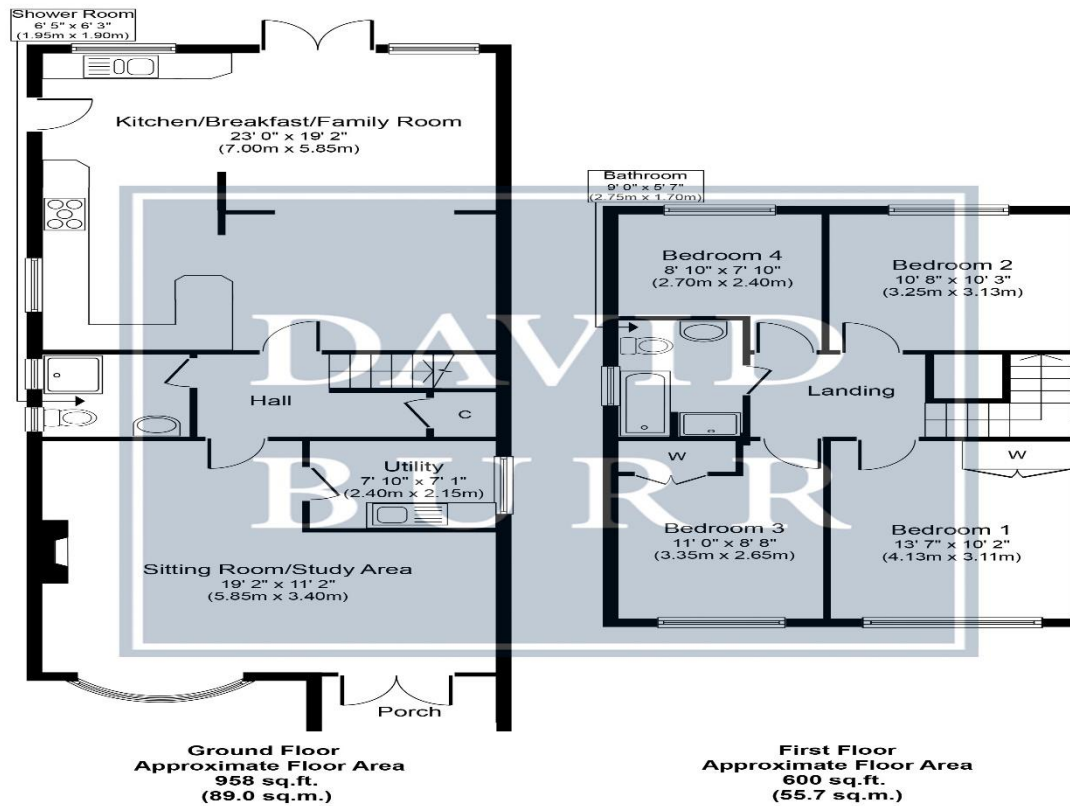
Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, The Wheatsheaf and Bell Inn public houses, Memories sports bar/takeaway, The Old Moot House restaurant, tennis courts, doctors' surgery, a cricket field and playing field. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted airport approx. 30 mins
Braintree 10 miles	Addenbrookes 40 minutes
Cambridge 30 miles	Cambridge centre 45 minutes





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: C Council tax band: E.

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone (Ofcom).

What3words: ///transit.crossings.limes

Tenure: Freehold

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

DAVIDBURR.CO.UK

Contact details

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