



53 HALSTEAD ROAD

Gosfield, Halstead, Essex, CO9 1PG

Guide price £450,000

**DAVID
BURR**



53 Halstead Road, Gosfield, Halstead, Essex, CO9 1PG

53 Halstead Road is a substantial detached chalet style property believed to date from the 1950's, and occupying an elevated position on the periphery of the sought after village. The property offers versatile and spacious family accommodation arranged over two floors, and benefits from field views to the front and a large garden to the rear.

The property is entered via a rear lobby with a tiled floor which has doors off to the stair well and the principal reception room. The family/dining room is situated in the centre of the property and has French doors to the conservatory, and a square arch through to the kitchen/breakfast room. The conservatory has an ornate tiled floor and French doors to the rear garden making it ideal for entertaining and a further set of French doors to the kitchen/breakfast room. This is extensively fitted with floor and wall mounted oak units with tiled work tops with appliances to include a range cooker with hood above, stainless steel sink and plumbing for a washing machine, and there is attractive herringbone wood effect flooring. An arch leads to an inner hall to two similarly sized bedrooms to the front elevation, both of which have bay windows with views to the open fields beyond. One of these bedrooms has an en-suite shower room with a tiled shower cubicle, wash hand basin and WC. There is a third bedroom situated to the side of the property which again benefits from the views across the fields and garden. Adjacent to this is a useful study which has storage space.

The remainder of the ground floor comprises a useful utility/boot room which has a tiled floor and tiles to dado height and a door leading to the rear garden, a family bathroom with tiled surround and pedestal wash hand basin and WC. The stair lobby provides useful storage and also has a sink and tiled surround beyond which are further storage cupboards and stairs rising to the first floor.

There is a large bedroom to the rear which is of a split-level nature and has views to the rear garden and to the side. There are ample eaves storage cupboards in this bedroom, and a door then leads to a further bedroom/dressing room which has an en-suite cloakroom and built in wardrobe.

Outside

The property is approached by a shared drive with the neighbouring plot, and to the front is extensive parking and ample space for the erection of a cart lodge/garage subject to the necessary consent being sought. There is extensive rear access to one side of the property which leads to the rear garden which comprises large expanses of lawn and a terrace immediately to the rear of a conservatory providing family entertaining space.

The accommodation comprises:

Entrance hall	Three/four bedrooms
Dining/family room	Two bath/shower rooms
Kitchen/breakfast room	Large garden
Conservatory	Extensive parking

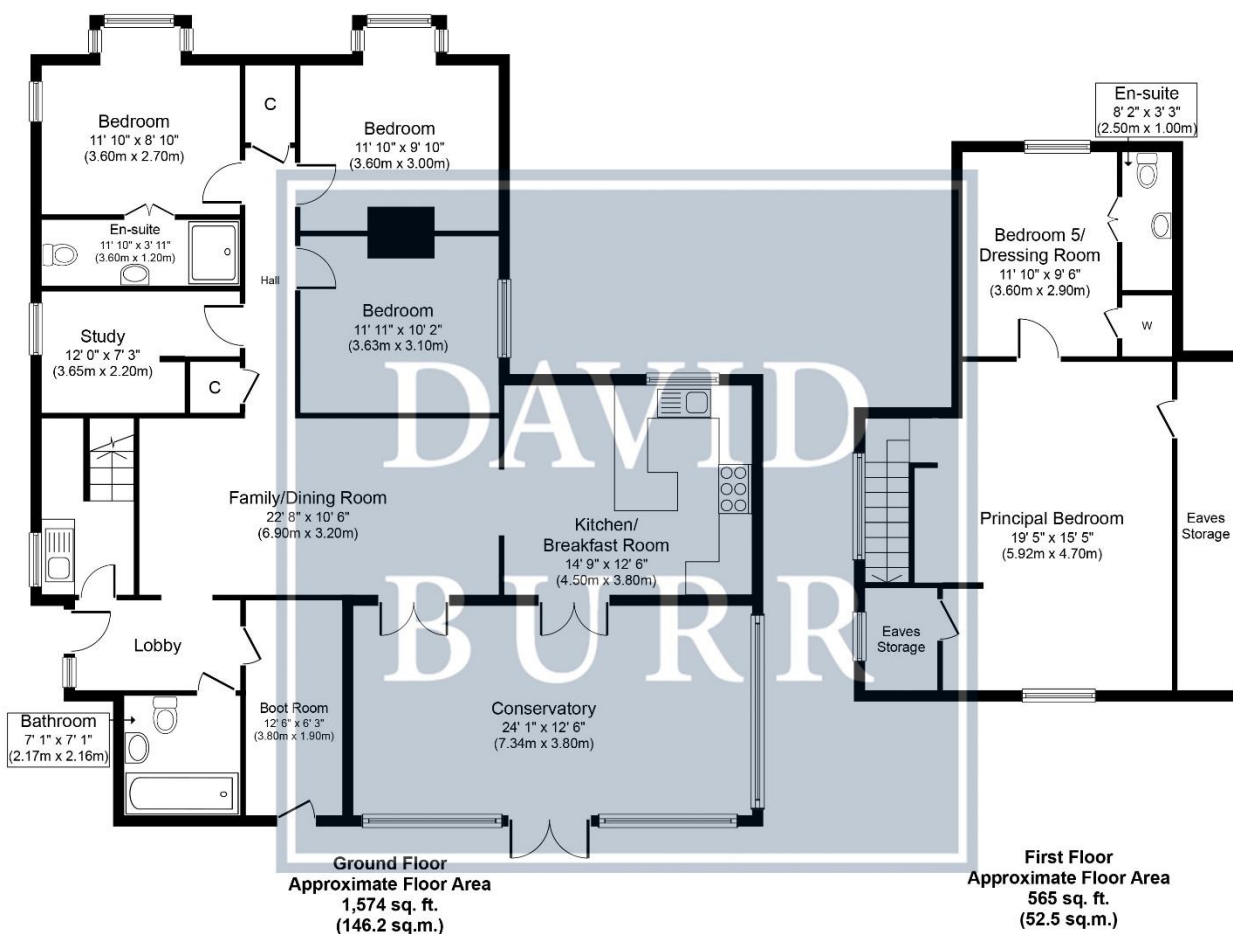
Location

Gosfield is a popular village with a wide range of local amenities including shops, post office, church, public houses, golf course with water skiing lake and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Mainline rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

Access

Halstead 3 miles	Witham-Liverpool St 50 mins
Braintree 5 miles	Stansted approx. 30 mins
Colchester 17 miles	M25 J27 approx. 50 mins





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. Tenure: Freehold
 Gas fired heating to radiators. EPC rating: C. Council tax band: D.
 Broadband speed: up to 1000 Mbps (Ofcom).
 Mobile coverage: EE, O2, Three & Vodafone (Ofcom).
 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.

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Agents notes:

The property requires a level modernising and updating.
 There are photovoltaic panels on the roof, currently we do not have details of the feed in tariff rate, if there is one. There are also solar panels boosting the hot water supply.
 The plot adjacent has planning granted for the erection of a 4-bedroom detached house, this has now expired. Planning ref 19/01311/FUL, granted in May 2020.
 A further application submitted is awaiting determination, planning ref no:21/02900/FUL.
 The property will share its access with the neighbouring plot.

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**DAVID
BURR**