



**9 BUTLERS WAY**

Great Yeldham, Halstead, CO9 4QL

**Guide price £600,000 to £650,000**

**DAVID  
BURR**



## 9 Butlers Way, Great Yeldham, Halstead, CO9 4QL

A substantially extended and extensively modernised four bedroom detached house providing over 2000sqft of accommodation incorporating an impressive and extremely spacious dual aspect open plan kitchen/dining and living room, which overlooks the gardens facing east and south. The property also features a home office and garage, high specification fittings throughout and is located at the end of a cul-de-sac abutting farmland.

Composite entrance door opening to the entrance hall with smoke alarm and wood effect laminate flooring. Stair case leading to the first floor, built in cupboard. Contemporary grey metal radiator. Half glazed door to sitting room. Door to the cloakroom and opening to the kitchen. Hive central heating controls. The cloakroom has a dual flush WC, hand wash basin with waterfall tap, cabinet beneath, extractor fan, ladder radiator and wood effect laminate flooring. The sitting room features a large window and fireplace with inset wood burning stove, granite hearth and wooden mantel. Wood effect wood laminate flooring, access into the dining room. The dining room has a vaulted ceiling with three double glazed Velux roof windows. Full width three pane sliding double glazed patio doors open to a patio terrace. Recesses LED lights. Wood effect laminate flooring with under floor heating. Opening to kitchen/living space.

The kitchen /living room has recessed LED light fittings, three pendants over the island unit which features granite counter top, recess for bar stools and wine cooler (to remain), retractable power sockets tower built in, inset square bowl sink unit with black lever instant hot tap. Inset Lamona four ring induction hob with down draft extraction, drawers beneath. Plinth LED lighting. Span of matching tall cabinets are which are soft closing, two electric ovens, recess for fridge freezer (American style included in sale). Living area; windows to two elevations. French doors to garden. Half glazed door opens into the utility room. Wood effect laminate flooring with under floor heating. The utility room has recessed LED light fittings. Double glazed stable door to the side elevation. Granite work surface, a stainless steel sink with cabinets beneath. Space and plumbing for a dishwasher and washing machine, water softener, wood effect laminate flooring and larder storage cabinet housing Worcester oil boiler. The first floor landing has a smoke alarm, window to front, contemporary grey metal radiator.

Bedroom one features French doors which open to a Juliette balcony with views over the garden and farmland beyond. Sliding vertical groove door opens to the en-suite shower room. The en-suite shower room has a large shower cubicle with fixed glass and hinged glass door, digital shower controls with rainfall shower head and an additional shower hose and head, close coupled WC, hand wash basin with chrome waterfall tap. Extractor fan and contemporary vinyl floor. Bedrooms two and three have grey laminate flooring and windows to the rear overlooking the garden and surrounding countryside. Bedroom four has a window to the front elevation, hatch to the loft space, grey laminate flooring. The family bathroom has a double ended bath, wall mounted filling controls for the bath with shower hose and head. Pastel pink tile surround. White oval wash hand basin set on a two drawer vanity unit. Heated and illuminated wall mirror over.

Separate shower cubicle with fixed glass and hinged glass door, rainfall shower head. Square line controls with separate hose and shower head. Recessed LED light fittings. Column radiator. Decorative vinyl flooring.

Outside (Front) - Block paved driveway provides parking for several vehicles. Landscaped garden to one side. Established conifer hedge. Two log stores. Wooden gate to the garden. We understand that CCTV covers the entire plot. The single garage has a roller shutter door, power and light connected. Double glazed door with side lights to the rear. We understand that the office features insulation to the ceiling, walls and floor. Window to the front. Recessed LED light fittings. Grey laminate flooring. (The seller has plans for a one bedroom annexe in place of existing detached building (subject to planning approval etc.)). The former garage could also be reinstated as the roller type door is still in situ, however it is boxed in – this requires verification.

### Outside

Adjacent to the dining room is a large paved patio entertaining patio area retained by low brick wall with steps up to lawn. Hot tub to remain. The lawn spans in an L shape to East and South around the property. The boundaries are retained by timber fencing to the neighbouring sides, eastern sides, and part of the southern sides which also incorporates a picket fence. To the north eastern side of the garden is a timber pergola with decking area providing seating. Across the southern boundaries are bark filled beds partially retained by former railway sleepers. These extend down to the rear of the home office where can be found a further paved patio entertaining area. The gardens have been landscaped for low maintenance and enjoy an open aspect abutting farm land to southern and eastern boundaries. There are steps up to a rear gate through the picket fencing. Side gate to front.

The immaculately presented accommodation comprises:

Four bedrooms	En-suite, family bathroom and cloakroom
Spacious sitting room	Enormous kitchen, dining, living room
Utility room	Quality kitchen fittings
Parking for several cars	Home office and garage
Gardens abutting farmland	NO ONWARD CHAIN

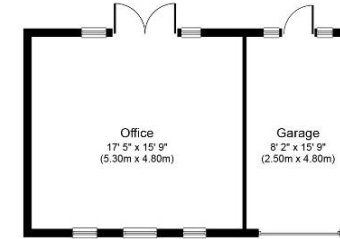
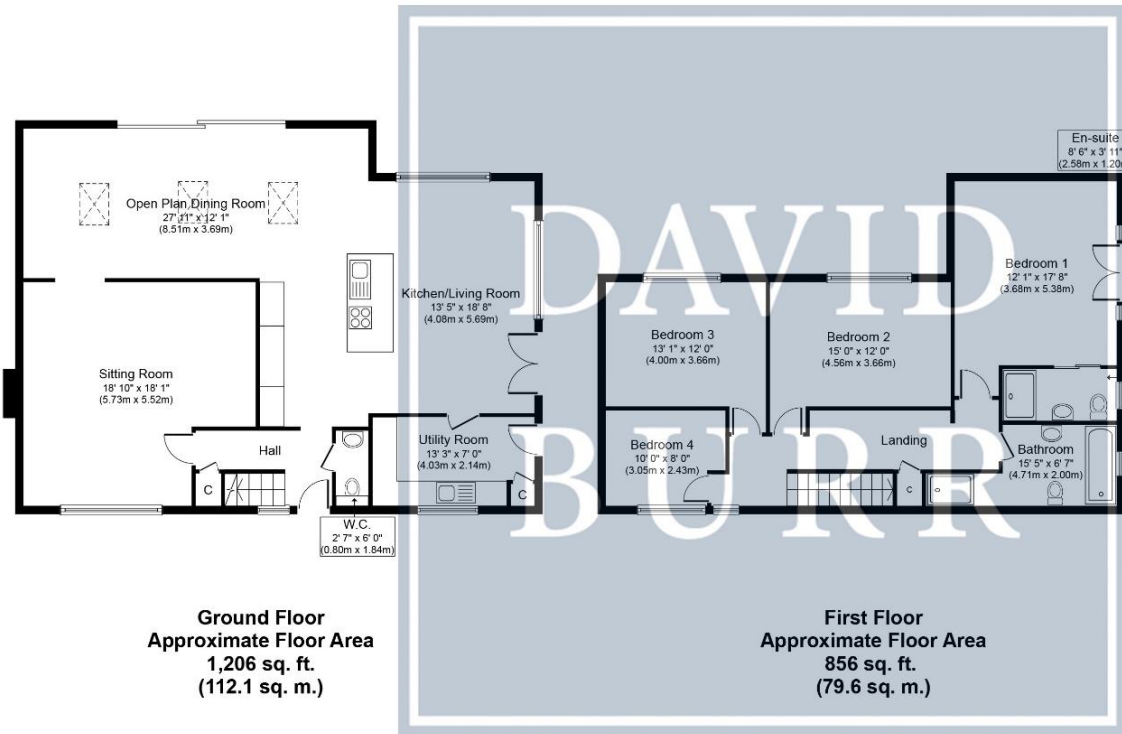
### Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

### Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 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.

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

Broadband speed: up to 900 Mbps (Ofcom). Tenure: Freehold

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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### Contact details

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