



**42 NUNNERY STREET**

Castle Hedingham, CO9 3DW

**Guide Price £265,000**

**DAVID  
BURR**



## 42 Nunnery Street, Castle Hedingham, CO9 3DW

42 Nunnery Street is a well-presented end of terrace property in an elevated position within the popular and sought after village of Castle Hedingham. The property is accessed via a glazed and panel door leading to an inviting entrance lobby with stairs rising to the first floor. A panelled door accesses the principal reception room which has a dual aspect, views to the village roof line and rear garden. There is an attractive feature fireplace with carved wooden surround which is flanked by bespoke bookcases and shelves above, oak effect flooring and attractive panelling to dado height. The dining room is situated to the front elevation of the property and has a tiled floor and a feature fireplace which is flanked by a storage cupboard and views to the front garden.

A glazed door leads to the galley kitchen which is extensively fitted with a range of wall and floor mounted units with integral appliances to include an eye level Bosch oven and grill, a gas hob with extractor hood above, and tiled splash backs. There is plumbing for a washing machine, tiled floor, stainless steel sink and window to the rear garden.

A stable door then leads to a useful lobby area which has a window to the side, beyond which is an inner hall with a sliding door to a well appointed cloakroom with a corner basin and tiled floor. A glazed door leads to an attractive sunroom which has French doors accessing a large courtyard and a window to the rear elevation.

The stairs rise to a landing which has a window to the rear and a door to a cloakroom and linen cupboard in which the boiler is housed and the hot water cylinder. The principal bedroom is situated to the front elevation and takes in wonderful views of the village with the parish church in the background and a panelled door leads to a large built-in wardrobe. The second bedroom is also situated to the front elevation of the property and benefits from the same views of the village roofline and has a useful storage cupboard and attractive panelling to dado height. The third bedroom is situated to the rear overlooking the garden and has built in shelving and a useful storage cupboard. There is a well-appointed shower room which is partly tiled, and has a walk-in shower cubicle, pedestal wash hand basin and a tiled floor.

### Outside

The property is approached via a path which is flanked by expansive areas of lawn and steps leading to the front door. Rear access is afforded to the side of the property and immediately adjacent to the garden room is an extensive terrace which benefits from a westerly aspect enabling it to take advantage of the afternoon and evening sun.

There are two attractive raised beds beyond which is a useful outside office/studio which is equipped with power and light. Beyond this are large expanses of lawn with herbaceous borders to the side which boast a variety of evergreen shrubs and trees. To the end of the garden is a large useful storage shed.

The accommodation comprises:

Spacious end terrace property      Sought after village location

Three reception rooms                      Three bedrooms

Character features                              Large rear terrace

Outside office/studio                          Large garden

NO ONWARD CHAIN

### 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, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field and playing fields. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

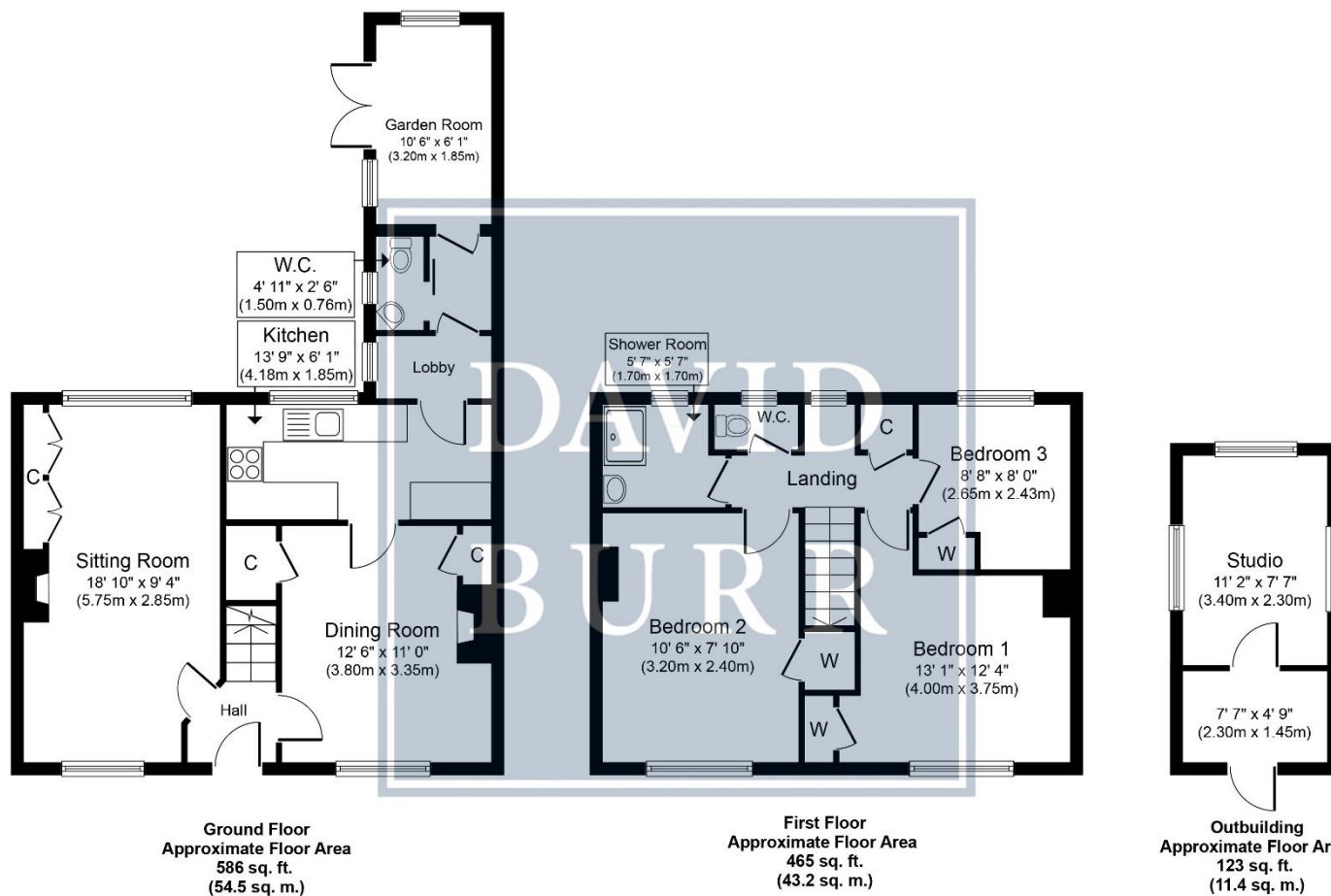
### Access

Halstead 5 miles                                      Braintree-Liverpool St 60 mins

Sudbury 6 miles                                      Stansted Airport approx. 30 mins

Braintree 10 miles                                      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: D. Council tax band: C.

Broadband speed: up to 900 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.

DAVIDBURR.CO.UK

**Contact details**

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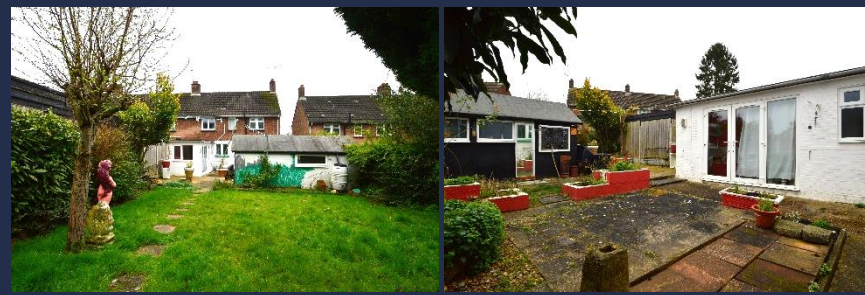
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Woolpit (01359) 245245

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