

DAVID
BURR



20 NEW PARK, CASTLE HEDINGHAM, CO9 3HH

A smart and modern end-terraced family home within the ever-popular village of Castle Hedingham, offering versatile accommodation arranged over two floors.

£1,350 pcm

20 New Park, Castle Hedingham, CO9 3HH

A smartly presented family home, situated on a quiet no-through road only a short walk from the centre of this well-regarded village and its various amenities. The house occupies a raised position and is set-back from the road by a long front garden.

An entrance lobby on the front of the house provides access and an area to store coats and shoes. This opens into a hallway with a door to the sitting room and kitchen. The sitting room has an open fireplace and a large window to the front garden.

To the rear of the house is the kitchen, complete with space and plumbing for a washing machine, dishwasher and fridge. There is an electric oven and hob, with wooden shaker-style units and black sparkled quartz worktops. A set of French doors to the garden provide a brilliant flow between the indoor and outdoor space.

Upstairs there are three bedrooms, all of which have built-in wardrobes. These are served by a family bathroom which has a contemporary black and white tiled floor, with white tiled walls.

Outside

The east-facing rear garden is split into a number of stepped areas, ascending in height to the rear. Directly accessed from the kitchen is a terrace, suitable for entertaining with plenty of room for garden furniture. There are outside sockets alongside a hot and cold-water supply. A foot-gate to the side provides access to the front garden. Between two mature flowerbeds, paved steps rise to

a further seating area. Beyond this is another clearing with a wooden storage shed, behind which is the highest point of the garden. This provides an impressive elevated view of the village to the front and over the fields to the rear.

The accommodation comprises:

Entrance lobby	Landing
Hallway	Principal bedroom
Sitting room	Two further bedrooms
Kitchen/dining room	Family bathroom

Location

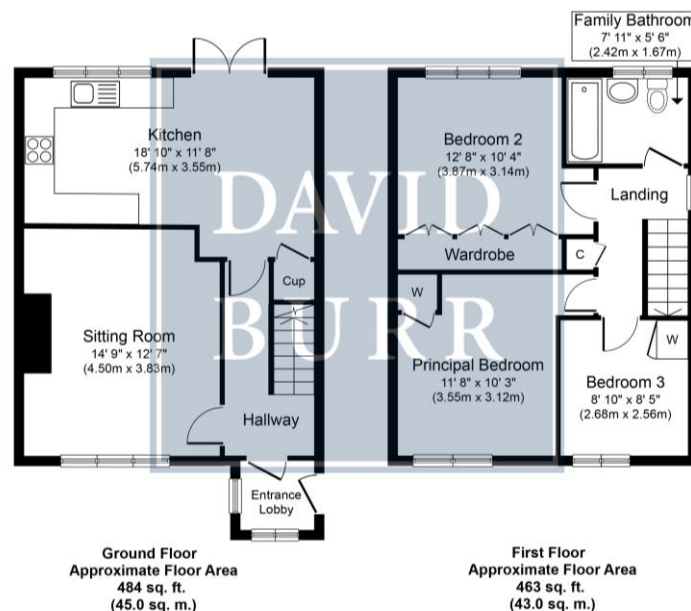
Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, parish church, tennis courts, doctors' surgery and a cricket field. The nearby market towns of Halstead and Sudbury provide for more extensive needs, including a commuter line from Sudbury to London Liverpool Street.

Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 mins

*Please note, the pictures used are from a previous tenancy.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

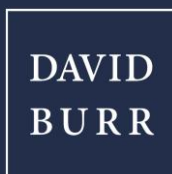


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing strictly by appointment with David Burr.

Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Newmarket	(01638) 669035
Woolpit	(01359) 245245
London	(020) 78390888
Bury St Edmunds	(01284) 725525

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Additional information and viewing

Services: Mains water, electricity and drainage. Gas fired heating to radiators. Council tax band: C. EPC: C
Broadband speed: up to 900 Mbps (Ofcom).
Mobile coverage: EE, O2 & Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552525

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