



## 6 NORTH END

Little Yeldham, CO9 4LQ

**Guide price £390,000**

DAVID  
BURR



## 6 North End, Little Yeldham, CO9 4LQ

6 North Road is an attractive attached property enjoying an elevated position within this popular and well served North Essex Hamlet offering versatile and stylish family accommodation with large south facing gardens.

An attractive porch on red brick piers covers the front door beyond which is an inviting entrance lobby with oak effect flooring, stairs rising to the first floor and oak doors to the principal reception rooms. The sitting room benefits from a dual aspect with views to the front and rear and has an attractive feature fireplace with a stone hearth and oak effect flooring. The dining room is situated to the front elevation of the property overlooking the garden and has attractive panelling to dado height and a feature arch leading through to the well-appointed kitchen, which is situated at the rear of the property. It is extensively fitted with a range of contemporary floor and wall mounted units with integral appliances to include an Aga range cooker with an induction hob, Bosch dishwasher and plumbing for a washing machine. There is an attractive tiled floor and a window giving views to the rear garden. Beyond the kitchen is a particularly useful boot/utility room which has space for a large American style fridge freezer and a glazed and panelled door to the rear terrace. There is attractive oak effect flooring and a panelled door leads to a well-appointed cloak room which is tiled to dado height and has a vanity unit with cupboard beneath and a matching WC.

The stairs rise to a landing which has a window giving views to the rear garden and beyond and a cupboard housing the hot water cylinder. The principal bedroom is situated to the front elevation of the property and has two windows offering views to the country side and beyond, there are two useful recessed storage wardrobes. The second bedroom is also situated to the front elevation of the property and has the same views as the principal bedroom and also has useful recessed wardrobes. The third bedroom is situated to the rear of the property and overlooks the back garden and all of these bedrooms are served by a well-appointed family bathroom which has a matching white suite with a shower over the bath, rectangular sink on a vanity unit with storage beneath, matching WC and oak effect flooring and a window to the rear elevation.

### Outside

The property is approached by an extensive gravel drive which is flanked by attractive raised sleeper beds to the west elevation with mature hedge and shrub planting to provide year-round interest and colour. There is parking for numerous vehicles to the front and side access is afforded on the westerly elevation of the property.

The rear garden is a true delight and benefits from a southerly aspect enabling it to take advantage of the all-day sun. Immediately to the rear of the property is an attractive sandstone terrace ideally placed for alfresco dining adjacent to which are raised brick planters and a purpose-built barbecue area. Beyond this are large expanses of lawn with a herringbone path making a central division, and there are well stocked herbaceous and shrub borders to the boundaries. There is a particularly useful outside office/storage building to the rear of the garden, beyond which is useful storage space to the rear. The oil tank is situated to the side of the property and a pedestrian gate gives access to the front.

The immaculately presented accommodation comprises:

Well presented village home	Useful boot/laundry room
Elevated location	Extensive south facing garden
Stylish family accommodation	Useful studio/workshop outbuilding
Modern finishes throughout	Ample scope for enlargement (stp)

### Agents' notes:

There is ample scope for enlargement subject to planning. Currently there is a pedestrian right of way over the garden for Greenfields in order for them to access the sewage plant at the rear of the properties. Greenfields have agreed to relinquish this right of way, and the matter is currently being dealt with by the respective solicitors.

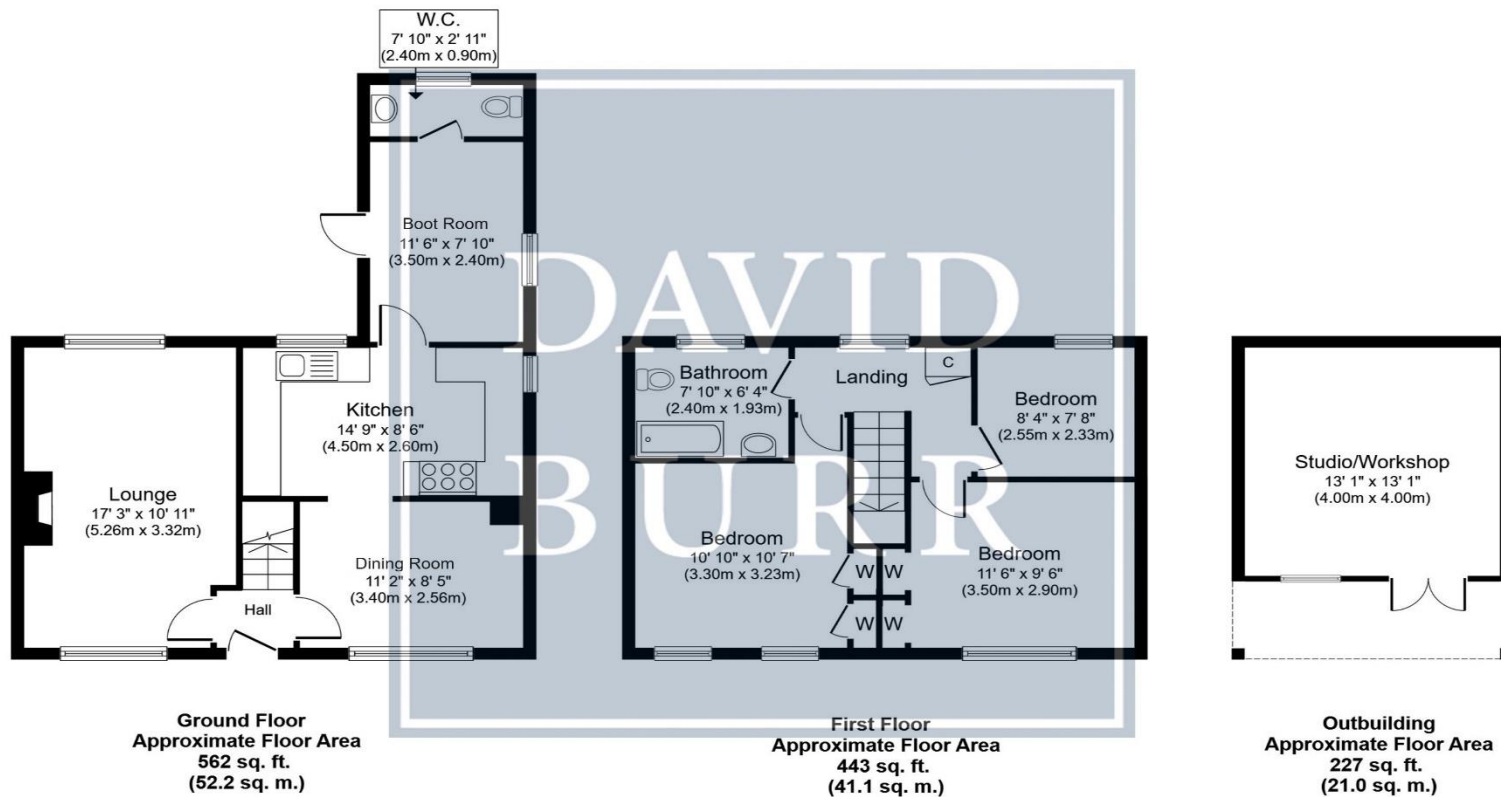
### Location

Little Yeldham is a peaceful hamlet surrounded by farmland. The nearby village of Great Yeldham offers shops, post office, pubs, doctors' surgery and vets for everyday needs, with a village primary school and parish church. Additional facilities can be found in the market towns of Sudbury which has a commuter line, Halstead and Braintree which has a mainline station to London Liverpool Street.

### Access

Halstead 5 miles	Braintree – Liverpool Street 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 min





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 private drainage (Septic tank).

Oil fired heating to radiators. EPC rating: E Council tax band: B.

Broadband speed: up to 9 Mbps (Ofcom). 15.8Mbps (County

Broadband via dish information supplied by seller)

Mobile coverage: O2 (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.

### Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



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**DAVID  
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