



**110 NUNNERY STREET**

Castle Hedingham, CO9 3DP

**Guide price £599,995**

**DAVID  
BURR**



## 110 Nunnery Street, Castle Hedingham, CO9 3DP

Tucked away along a private lane just off Nunnery Street, a three/four bedroom detached bungalow occupying a well proportioned plot including outbuildings and excellent parking facilities.

The property was significantly extended approximately 11 years ago and now provides versatile and adaptive accommodation suitable for a myriad of perspective owners from growing or established families to retirees. The established and private gardens provide productive vegetable growing opportunities, and the three large outbuildings would ideally suit classic car or bike storage, restoration work, hobbies or for general storage.

The bungalow is conveniently situated for access to the village centre, on foot. Current amenities include two pubs, village store and post office, tea rooms and doctors surgery.

White glazed UPVC entrance door to entrance hall with tiled floor area and built in storage cupboard. Cloakroom with white two piece suite. Access to the following rooms from the hallway. Bedroom one which is of double size and features an ensuite shower room with three piece suite. Well proportioned sitting room which could also present opportunities as a fourth bedroom. The kitchen dining room is of excellent size and is a lovely light and airy space fitted with oak shaker style units providing a comprehensive amount of storage space with cupboards and drawers. There are square edged counter tops and a matching island with counter top and further storage facilities. Built in appliances include a double oven, refrigerator, dishwasher and cooker hob. Filtered drinking water tap. The kitchen overlooks the delightful rear garden. There are French doors from the dining area opening to a timber decked patio area.

From the kitchen there is an inner hall way which provides access to all the additional rooms within the bungalow including the utility room which is fitted with counter tops, and cupboards, sink top, space for large appliances and further provides access to the heating room which features the biomass heating boiler and water cylinder with ancillary equipment relating to the thermal solar panels. Water softener.

From the inner hall way there is access to a particularly spacious living room which features French doors providing access to the rear garden and a solid fuel burner (we are advised that this has not been used for several years) separate shower room with doubled sized shower cubicle, low level WC and hand wash basin and two further double bedrooms, one with a range of built in wardrobes, the other, the owner currently uses as a hobby room with built in cupboard and storage facility.

### Outside

The property is approached by a gravel driveway. This leads past the outbuildings, the bungalow being immediately ahead to the righthand side. The outbuildings consist of a large single detached pitched roof garage of timber construction which is currently used to store the biomass fuel. This has double timber entrance doors. Adjacent to this is a double pitched roof garage of pre-cast concrete construction with two wooden up and over doors.

This is segregated with an internal partition and with rear door. Set back from the garage is a large brick built Nissen Hut type workshop which is internally partitioned and is provided with power and light connection and an air line. There is an entrance door to the front.

The front garden is predominantly lawned with pathway intersecting to the entrance door. There is a picket style gate to the right hand side of the bungalow leading to the rear garden which is predominantly laid to lawn, established shrub borders and enjoying a relatively high degree of privacy. Tucked away is a large and productive vegetable growing area sited upon which is a greenhouse and timber built shed.

The immaculately presented accommodation comprises:

Three bedrooms	Ensuite shower room
Sitting room/bedroom four	Impressive kitchen/dining room
Utility room	Seperate shower room
Large workshop	Double garage
Additional large single garage	Secluded plot

### Agent notes:

-Biomass is organic material derived from plants and animals. Burning these biological materials in a biomass boiler provides a renewable and sustainable source of heat. Biomass boilers work in a similar manner to conventional boilers, where water is heated up and then circulated to provide the heating requirements for a building.

-Supplementing the heating system are thermal solar panels which in summer could cover the bulk of the domestic hot water needs.

-The original part of the bungalow features conventional radiators with under floor heating to the newer areas of the building (all supplied by the boiler).

-We understand there is an easement over the neighbours driveway for access to the bungalow.

-The workshop roof is potentially of corrugated asbestos/cement construction.

-We understand the property is of timber framed construction.

### Location

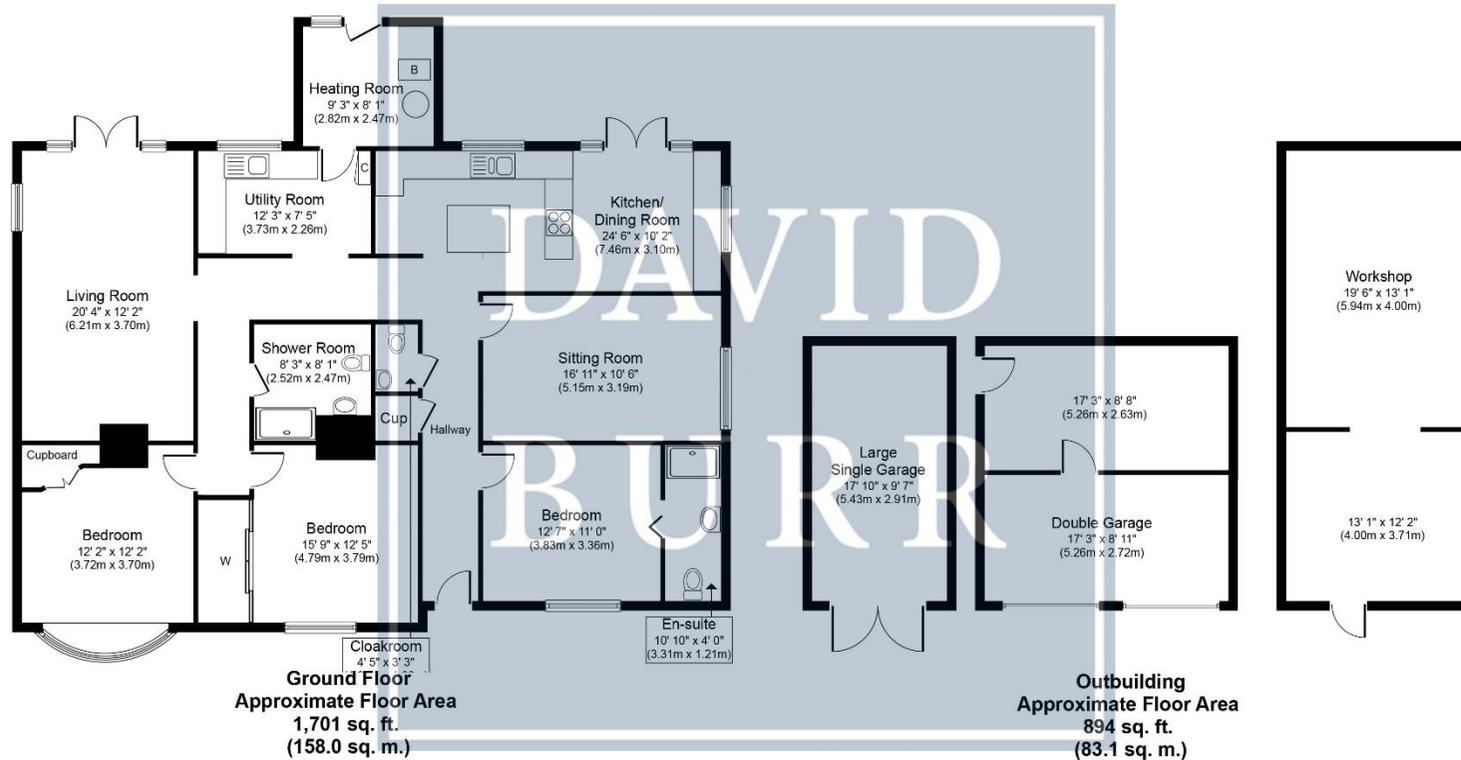
Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field, primary school and playing 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  
Sudbury 6 miles  
Braintree 10 miles

Braintree-Liverpool St 60 mins  
Stansted Airport approx. 30 mins  
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.

Solar panel heating to radiators. EPC rating: E Council tax band: D

Broadband speed: up to 49 Mbps (Ofcom).

Mobile coverage: EE, O2, Three & Vodafone - Limited (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

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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