



3 LITTLE HYDE CLOSE

Great Yeldham, CO9 4JE

Offers in the Region of £445,000

**DAVID
BURR**



3 Little Hyde Close, Great Yeldham, Halstead, Essex, CO9 4JE

A significantly extended modern four bedroom detached family house, which has been enlarged through the provision of a second floor master suite incorporating bedroom and bath shower room, and a pitched roof ground floor extension and internal alterations which have created a very striking kitchen/breakfast room and dining/living area. The current owners have also carried out many other improvements including replacement of the family bathroom suite and landscaping of the rear garden, cumulatively making for a very impressive home.

The property features a private south facing rear garden and is located in a peaceful cul-de-sac in the heart of the village of Great Yeldham.

Part glazed door opening to entrance hall with tiled floor which extends through to the dining area and kitchen. Doors to utility room, cloakroom and stair flight ascending to first floor level. The utility room features a counter top with storage cupboards, space for appliance, oil fired boiler and tiled floor area, window to front. The cloakroom is fitted with a two piece white suite.

The dining area is a lovely light spacious area with French doors leading to the well proportioned entertaining patio, a large feature window, and opens to a particularly impressive and comprehensively fitted kitchen/breakfast room which incorporates timber effect counter tops to three sides and large breakfast bar. The kitchen is finished in cream and there are numerous base units providing cupboards to floor and eye level, integrated dishwasher and AEG induction hob with AEG contemporary style extractor hood located immediately above. AEG double ovens, space for side by side American style fridge freezer (which may remain) and complementary tiled back splashes. We understand there is a water softener and the wine cooler will stay. From the kitchen there are sliding doors providing access through to the sitting room which features an oriel style bay window to the front and substantial contemporary log burner with stainless steel flue and tiled back plate.

Stairs ascending to first floor landing where there is access to three bedrooms, and a bathroom via light oak timber doors with matching door furniture, and a further stair flight ascending to second floor level. Located to the first floor are two double bedrooms, one to the front with fitted wardrobes and sliding doors in addition to a particularly deep storage cupboard and laminate flooring, and to the rear a further double bedroom with light oak laminate flooring and window with southerly orientation. The third bedroom on the first floor is currently adapted to provide a dressing room/study with matching furniture comprising of two double and one single wardrobes, matching five drawer chest and workstation with drawer stack and storage cupboard below window to

The shower room features a three piece suite with back to the wall furniture incorporating vanity top with cupboards below, hand wash basin and mixer tap, concealed system WC and one and a half size walk in shower cubicle with fixed glazed door, rain fall overhead shower and hand held shower mixer, complementary tiling and dark oak effect flooring.

Stairs ascending to second floor level and providing access via light oak timber doors with matching door furniture to a very spacious light and airy principal bedroom with storage cupboards to the eaves slope, Velux window to the front and window to the rear with Southerly orientation and far reaching views. The bedrooms features light oak laminate flooring. The bathroom incorporates a double sized shower cubicle with complementary tiled walls and curved sliding shower doors adjacent display and storage shelving, access to roof slope, low level WC, hand wash basin inset to vanity top with cupboards below and large bath with mixer tap. The floor covering is ceramic tiled with heated towel rail and window to rear.

The rear garden features a large paved patio area with southerly orientation and lawn with stone and slate covered borders for ease of maintenance. Sited at the foot of the garden is the oil tank (recently replaced) and there is side access to the front of the property. Located immediately behind the garage is an additional covered area ideal for the sighting of barbeque etc. There is exterior lighting and power supply and a side gate providing access to the driveway which is suitable for parking for several vehicles and leads to the pitch roof garage.

The well presented accommodation comprises:

Four bedrooms	Principal suite with bathroom
Utility room	Cloak room
Sitting room	Dining/living room
Kitchen/breakfast room	Garage and driveway

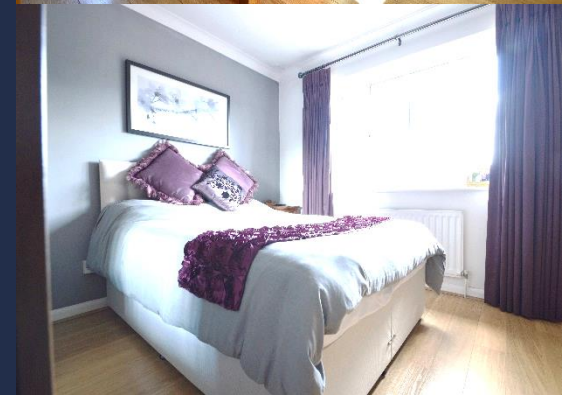
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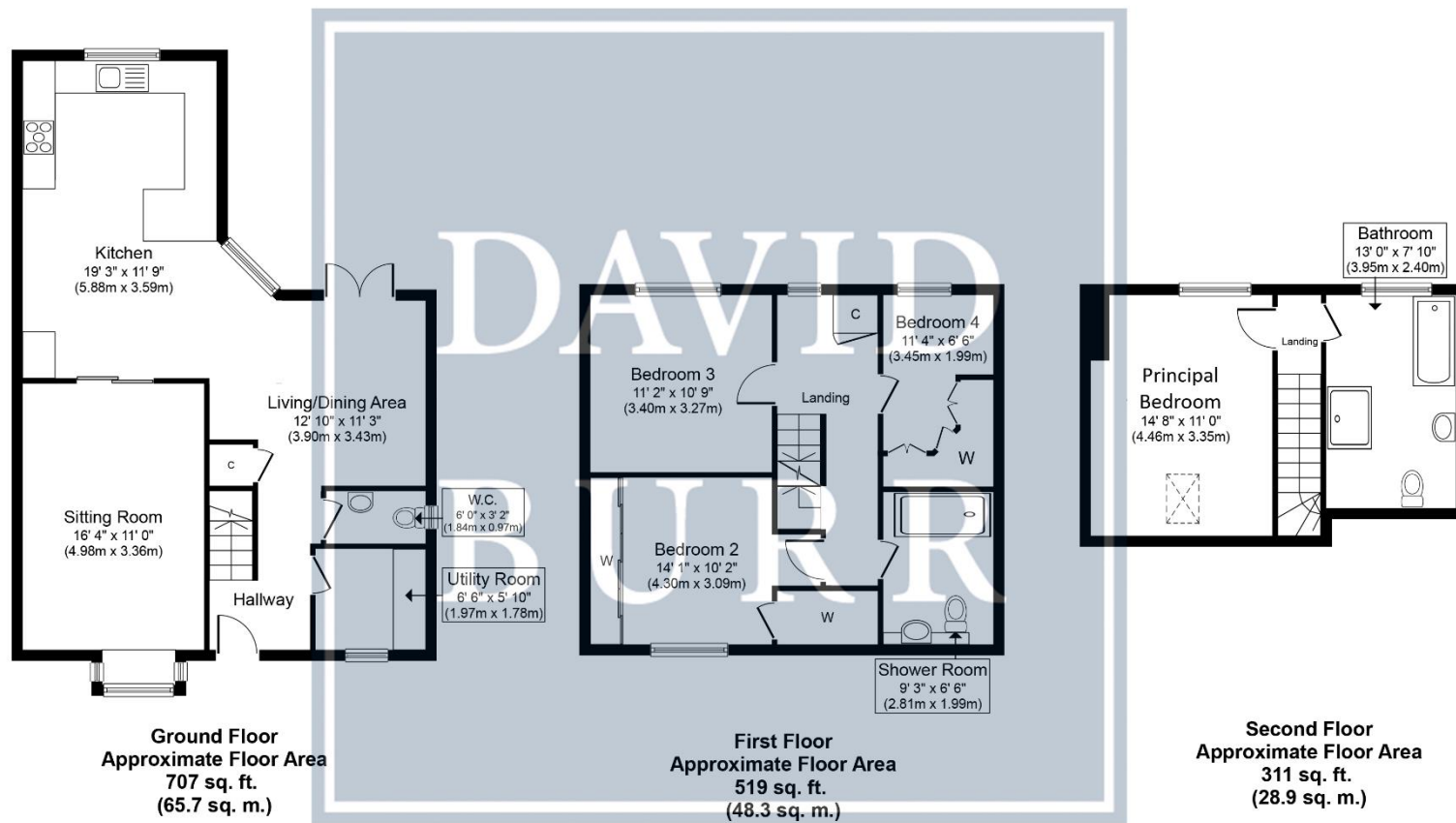
Location

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

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

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE & O2 – Likely. 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

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