



## WILLOWS

Collins Road, Little Maplestead, CO9 2SG

**Guide price £479,500**

DAVID  
BURR







## The Willows, Collins Road, Little Maplestead, Halstead, Essex, CO9 2SG

This bespoke new build property enjoys a secluded location on the periphery of this popular and sought after village, and is within easy reach of the market towns of Sudbury and Halstead. The property features attractive external finishes which include brick and boarded elevations under a pitch tiled roof, and it has been designed with modern convenience and energy efficiency in mind.

A paved path leads to the panelled front door which is flanked by a large window and this accesses the inviting and exceptionally spacious reception hall which has oak effect flooring, oak doors to all the bedrooms and the reception rooms and three large storage cupboards one housing the electricity meter and underfloor heating manifolds, one the hot water cylinder and the other providing useful cloak and storage space. We are advised that one of the storage cupboards could be converted into a 'utility cupboard'.

The property is laid out with a principal and impressive open plan reception room to the rear and the three bedrooms to the front one of which could readily be used as a study if required. The open plan kitchen/dining/living area is a particularly impressive room with a vaulted ceiling and bifold doors leading to the terrace and rear garden. The kitchen area is extensively fitted with a range of wall and floor mounted shaker style units with oak butcher's block worktops and integral appliances to include a 'Hot Point' fridge freezer, oven, hob with an extractor hood above, dishwasher, and a washer dryer. There is a sink and an impressive breakfast bar segregating the kitchen area from the living area. This room benefits from attractive oak effect flooring through out and is perfect for entertaining.

The principal suite is situated to the rear of the property and has French doors leading to the garden and benefits from a particularly well appointed ensuite shower room with an oversized cubicle, vanity unit with storage beneath and a matching WC. The second bedroom is situated to the front elevation of the property and is generously proportioned and overlooks the front garden. The third bedroom is to the side and as previously mentioned this could be used as a useful study area if required. There is a particularly well appointed family bath/shower room which has a shower enclosure, oval ended bath, vanity unit and matching WC.

### Outside

The property is approached via a single drive which in turn leads to a paved parking area, and a path accessing the front door. Rear access is afforded on both sides of the property via stone paths and there is a large entertaining terrace to the rear which can be accessed via the bifold doors from the open plan kitchen/dining/living area.

The rear garden is a particularly attractive feature and benefits from a south facing aspect enabling the occupants to take advantage of the all day sun. There are mature boundaries on two sides with attractive specimen trees to include two cherry plum trees. The other side boundary is denoted by close board fencing.

The immaculately presented accommodation comprises:

Bespoke new build property	Three bedrooms (one ensuite)
Kitchen/dining/living area	Secluded location
Underfloor heating	High specification throughout
'Hot Point' appliances	NO ONWARD CHAIN

### Location

Little Maplestead is a rural village surrounded by countryside with its famous St John the Baptist round church, one of only four in the country. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services to include a mainline service to London Liverpool Street from the latter.

### Access

Sudbury 7 miles	M25 J27 approx 50 minutes
Halstead 2 miles	Colchester 17 miles
Braintree 7 miles	Stansted approx 30 minutes

### Agents notes:

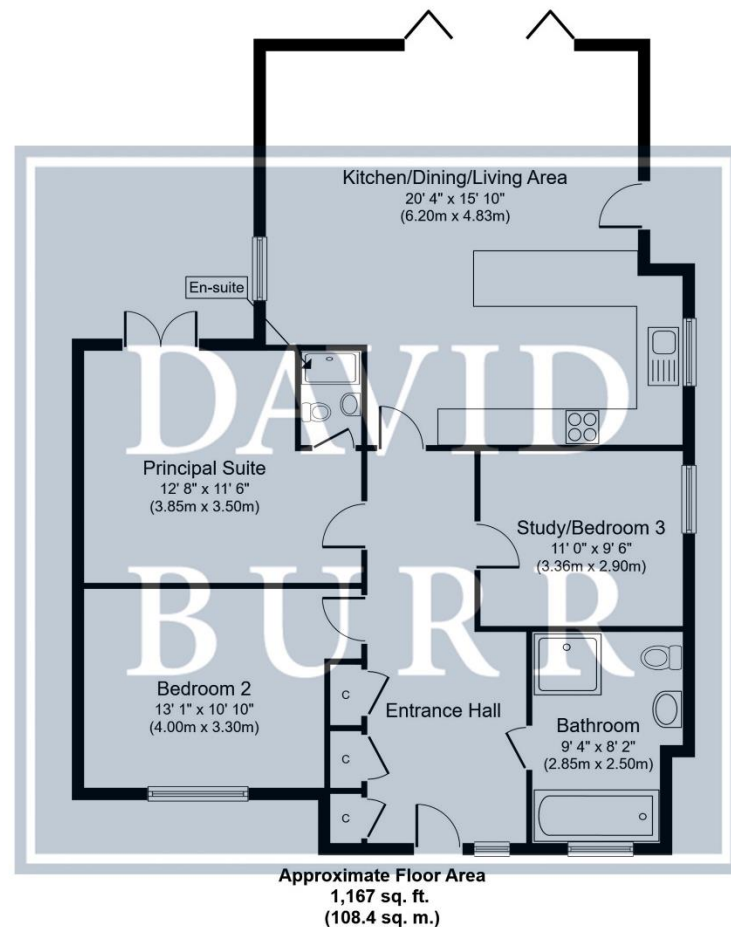
There is underfloor heating throughout which is powered by an air source heat pump.

There are high specification finishes throughout which include oak doors, oak effect flooring, and 'Hot Point' appliances in the kitchen.

Drainage is via a treatment plant.

We understand the boundaries will be secured by post and mesh with an option for additional wooden fencing subject to price paid. Turf to be laid front and rear.





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 (Treatment plant)

Air source heat pump to underfloor system.

EPC rating: B Council tax band: TBC Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: O2 and Three - 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

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Linton & Villages (01440) 784346

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**DAVID  
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