



9 SCHOOL ROAD

Sible Hedingham, C09 3NR

Guide price £575,000

**DAVID
Burr**



9 School Road, Sible Hedingham, Halstead, Essex, CO9 3NR

A deceptively spacious four double bedroom detached house providing approximately 1800sqft of superb family living accommodation incorporating a delightful and highly impactful kitchen/dining/living room, separate sitting room and additional dining/television room. The property occupies an elevated position and is set along a charming lane, within a conservation area, just to the edge of the settlement not far from very popular local schools, village amenities and open countryside.

Part glazed entrance door and matching side lights opens to a welcoming porch with tiled floor and double doors in turn providing access to a spacious entrance hall. A stair flight ascends to the first floor and doors provide to the principal rooms within the house including the cloakroom which features a two piece white suite. The television room/snug was formally the dining room and is a well proportioned space located to the front of the house. The sitting room is located to the rear of the house and enjoys dual aspect with views of the garden. This room features a fireplace and is a lovely bright and airy room. The study/office features a window overlooking the front garden. The utility room features counter top and sink with space for appliances and door to side passage way. The kitchen/dining/living room is a stunning open plan space which is flooded with natural light and combines a very striking contemporary kitchen incorporating large shaped breakfast bar/dining table. There are numerous cupboards, pan drawers with shaker style door fronts, quartz counter tops and up stands, fluted drainer and sink, space for American style side-by-side refrigerator, built in dishwasher and microwave oven, double oven and induction hob. The entire floor area is complemented by high quality ceramic tiled floor area and the living area features French doors opening out to the rear garden.

The first floor has a well proportioned landing providing access to four double bedrooms and family bath/shower room. The principal suite incorporates a well proportioned bedroom with fitted wardrobes and access through to an ensuite shower room with three piece suite. There are three further double bedrooms supported by a well proportioned bath/shower room which incorporates bath, double sized shower cubicle, handwash basin and low level WC.

Outside

The front garden is planted with a multitude of flower and shrubs and there are steps up to the entrance door and side access to the rear garden.

The rear garden enjoys a high degree of privacy and commences a patio area with steps to a pathway intersecting the lawned area. the garden also features shrub borders which are healthily stocked. The pathway provides access to the parking compound and detached garage/gym outbuilding.

The garage is of pitched roof construction and incorporates a large single garage/workshop area. There is separate doorway through to an independent room currently used as a gym. The building has power and light connected and there is storage possibilities to the loft space. The parking enclosure provides parking for three to four family sized cars

The well presented accommodation comprises:

Four double bedrooms	Seperate dining room/TV room
Ensuite shower room	Kitchen
Family bath/shower room	Dining/Living room
Well proportioned entrance hall	Sash window
Spacious sitting room	Large detached garage and parking

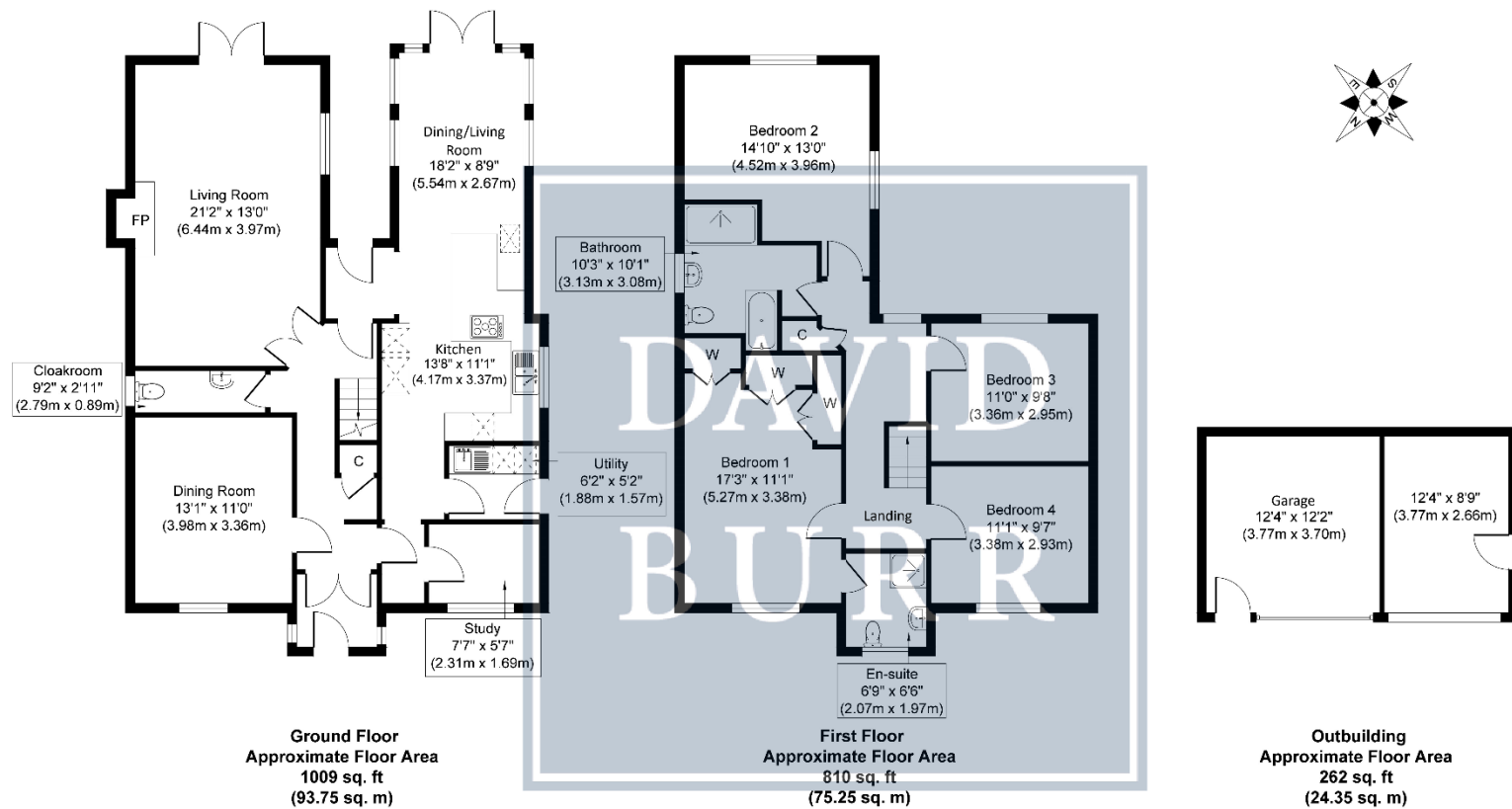
Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	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

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

Tenure: Freehold

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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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**DAVID
BURR**