BLUE PALES

Cross End, Pebmarsh, CO9 2NU

Guide price £500,000 to £550,000

DAVID
BURR

Blue Pales, Cross End, Pebmarsh, CO9 2NU

Blue Pales is an established chalet style property enjoying a superb position on the periphery of this extremely popular and sought after north Essex village. The property offers exceptionally versatile family accommodation arranged over two floors which is readily suitable for a variety of modern lifestyles, and to accommodate dependent relatives if necessary. Blue Pales is conveniently located and is in walking distance of the local primary school and the Kings Head Public House. NO ONWARD CHAIN.

A glazed and panelled front door accesses a lobby which has a tiled floor and space for coats and shoes, beyond this is an appealing entrance hall which has attractive chevron patterned slate flooring and doors off to the principal reception rooms and bedrooms. The sitting room is situated to the rear and side of the property and has French doors accessing the south facing deck making it ideal for entertaining and has views to the garden. There is attractive oak flooring and a wood burner set on a brick fireplace providing a focal point.

The kitchen/breakfast room is situated to the rear of the property, and forms the heart of the house and is extensively fitted with a range of shaker style floor mounted units with attractive oak butcher's block worktops, a large rectangular Belfast sink and a range master cooker with extractor hood above. The room benefits from attractive slate flooring, an integral dishwasher and views to the front and beyond over the rolling countryside. There are French doors at the rear to an attractive terrace making it ideal for family entertaining. A panelled pine door leads to the attached annexe.

The remainder of the ground floor comprises three further rooms, two situated to the front elevation and one to the rear elevation, and these can used as either reception rooms or bedrooms depending on the requirements of the individual family. The bedroom to the front elevation on the south has French doors accessing the same decked terrace as the sitting room and has attractive oak flooring , and a large walk in wardrobe. The other two remaining rooms provide useful bedroom or reception space and both have built in wardrobes.

The first floor is accessed from the inner hall and stairs rise to an attractive dual aspect landing which has oak flooring, and views to both the front and rear across open countryside and the village roofline. There is a shower room accessed directly from the landing which has tiled flooring, an oversized walk in shower, pedestal wash hand basin and matching WC. There are two bedrooms on this floor of a respectable size which have dormer windows to the front elevation and Velux's to the rear with ample eaves storage and wardrobe space.

The attached annexe has a separate front door entrance which accesses a large entrance hall/utility room which is fitted with a range of floor and wall mounted units with plumbing for a dishwasher, a built in microwave and grill, and space for an American fridge-freezer. There is an appealing kitchen/reception room situated to the rear which has French doors opening to the sandstone terrace and accessing the garden. It is fitted with a range of floor mounted units with attractive tiled splashbacks, and integral appliances to include a 'Belling' oven and grill, four ring induction hob with an extractor hood above and a single bowl stainless steel sink.

The bedroom is situated to the front elevation of the property overlooking an attractive gravel courtyard, and adjacent to this is a well-appointed wet room which has a large shower area, sink with a vanity unit and storage beneath, and a WC.

Outside

The property is approached via an extensive and attractive block paved drive which provides ample parking, and in turn leads to the appealing courtyard to the front of the annexe and there is a gate to the rear garden. The drive is flanked by densely stocked herbaceous borders which boast a variety of shrubs and perennials which provide year round colour and interest.

The pedestrian gate to the side leads to the secluded rear and side garden which benefits from a south and westerly aspect enabling it to take advantage of the all day sun. Immediately to the southerly side accessed from the decked entertaining area are beautiful climbing roses which provide an abundance of colour throughout the year. Beyond this are large expanses of lawn with a gravel seating area, and an abundance of densely stocked herbaceous boarders with shrubs, bulbs, perennials and various fruit trees. On the westerly corner of the garden is an attractive naturalised pond which provides a haven for wildlife and a secluded seating area.

To the rear of the property is a useful undercover entertaining terrace which provides shelter from the sun, and this is adjacent to the sandstone terrace accessed from the kitchen/breakfast room and the annexe. To the rear of the annexe is a timber storage shed and a log store providing further functionality.

The well presented accommodation comprises:

Well presented detached chalet style property	Three bath/shower rooms
Superb location in a popular village	5/6 bedrooms if required
Attached annexe	Three reception rooms
Impressive kitchen/breakfast room	Extensive parking
Delightful private south and west facing garden	

Agents notes:

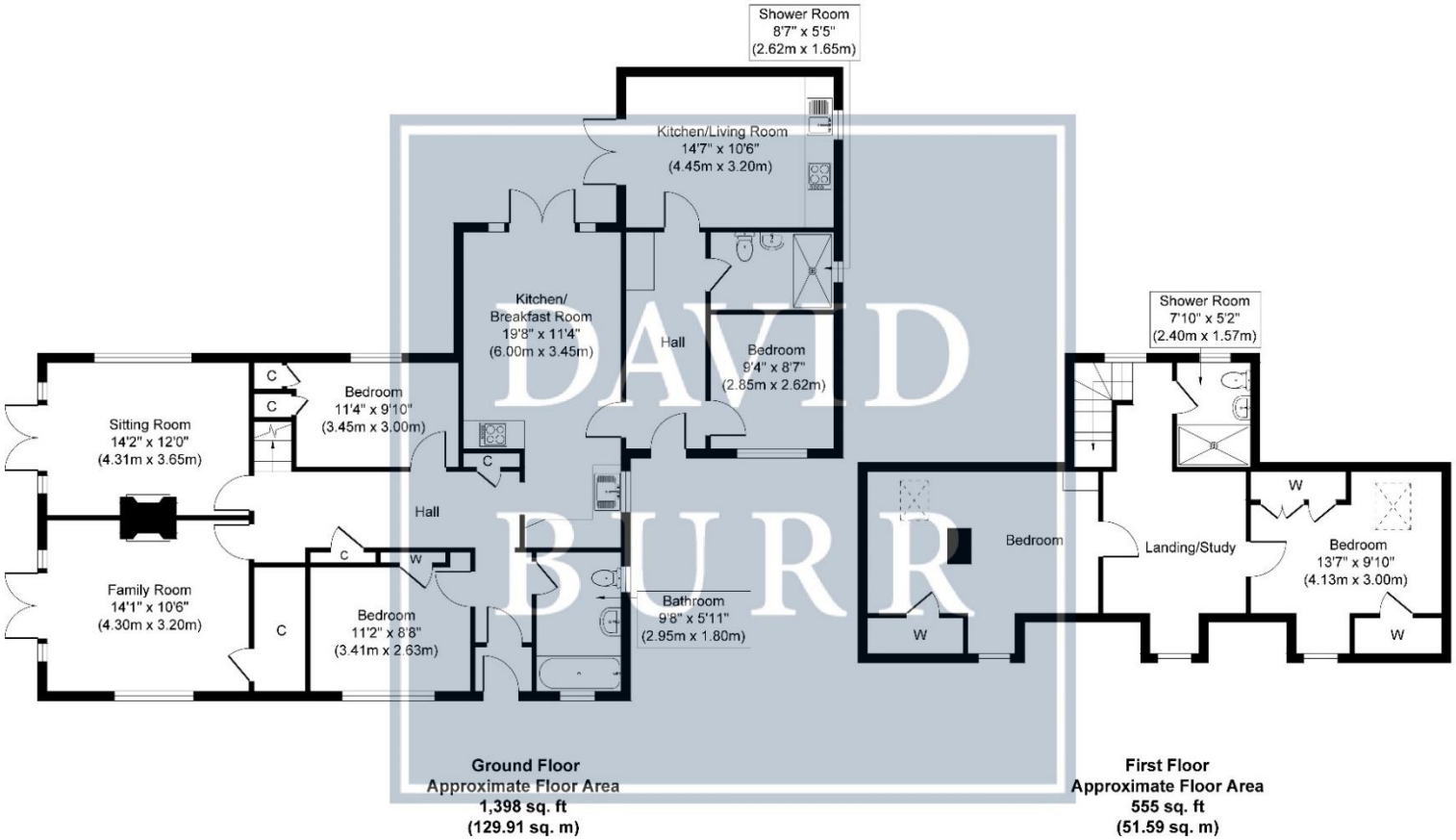
Solar panels/tarrif: Octopus/Flux, PV panels and battery storage (approx £600 return/annum back and estimate £1,000 stored and used in battery). The annexe has a separate council tax band A.

Location

Pebmarsh is a highly regarded village with a church, public house, Courtyard stores and primary school, hair dressers, restaurant, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.

Access

Halstead 4 miles	Bures (railway station) 4 miles
Sudbury 6 miles	Stansted 28 miles



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

Annexe council tax band: A Tenure: Freehold

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - Outdoor (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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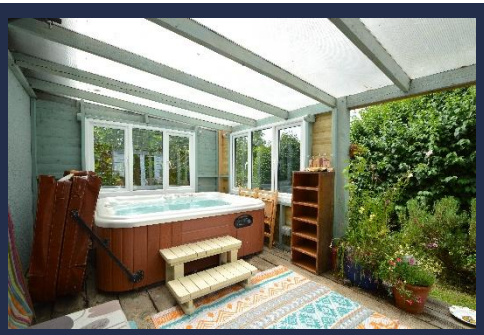

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