



## BEARSDEN

High Street, Great Yeldham, CO9 4EX

Guide price £399,995

DAVID  
BURR



Bearsden, High Street, Great Yeldham, Halstead, Essex, CO9 4EX

A superbly presented and extended four bedroom 'link' detached house, with integral garage, extensively modernised by the current owners, and providing deceptive accommodation which includes a highly impactful open plan kitchen/dining room, across the rear of the house, separate sitting room, study and laundry room. The property features contemporary double glazed windows in anthracite, an air source heat pump, a private south westerly facing rear garden and is ideally located in the heart of Great Yeldham, a short walk from village amenities.

A composite front door opens in to the entrance hallway. From the hallway there are doors leading to the study/office, cloakroom and the sitting room, and stairs rising to the first floor. The study/office is of good size with plenty of natural lighting and the cloakroom is set diagonally opposite.

As you make your way through to the sitting room there is an immediate appreciation the size of this room, which features laminate wood floor and an ornamental fireplace. The sitting room then opens to dining area portion of a delightful extension across the rear of the building. Light floods in via large three panel bi-folding doors and the three Velux skylight window overhead.

Set on a tiled floor the dining area opens around to the kitchen where upon can be found a modern range of wall and base units with gloss fronts and wood effect worksurfaces and splashbacks. There is a built-in double oven, induction hob and CDA vertical extractor. One and half bowl sink unit and space and plumbing for a dishwasher. On the other side there is a built-in microwave and a double wine fridge and at the end of the kitchen double doors open up to the very handy larder cupboard.

A glazed door then leads through to the laundry room with a matching set of units, space and plumbing for a washing machine and space for a dryer, there is an obscured glazed door leading out to the side passageway.

The stairs take you to the first-floor landing where doors to all the bedrooms and bathroom can be found. Bedroom One is located at the rear of the house, a generous double room with a window overlooking the rear and a feature wood panelled wall. There is an en-suite shower room with a low level flush W.C., and sink vanity unit and a built-in shower cubicle. Bedroom two is adjacent and is a double room with a window overlooking the rear. Bedroom three is located above the garage and is the third double room with a Velux skylight window and a double-glazed window overlooking the front. Bedroom four is currently being used as a dressing room and is fitted with built-in wardrobes and a dressing table, but could easily be made into a fourth bedroom if needed. The family bathroom completes the first floor with a P-shaped panel enclosed bath and shower over, a low level flush W.C., and a vanity sink unit with storage beneath.

## Outside

To the front of the house there is a small iron fenced garden area with a path to the front door. Air source heat pump. In the rear garden there is a patio which catches a significant amount of sun, and leads onto the lawn and play area. There is a wood cabin that measures 2.76m x 1.74m, ideal for a small gym or external office with power and lighting. The boundaries are created with wood panel fencing to the sides with a gateway leading out to the driveway and garage and to the rear there is a brick wall as part of a neighbouring garage.

The well presented accommodation comprises:

Four bedrooms, including three doubles	Cloakroom
En-suite and family bathroom	Study/office
Impressive Kitchen/dining room	Sitting room
South/westerly facing garden	Laundry room
Garage, driveway and parking potential for three cars	ASHP and radiators

## Location

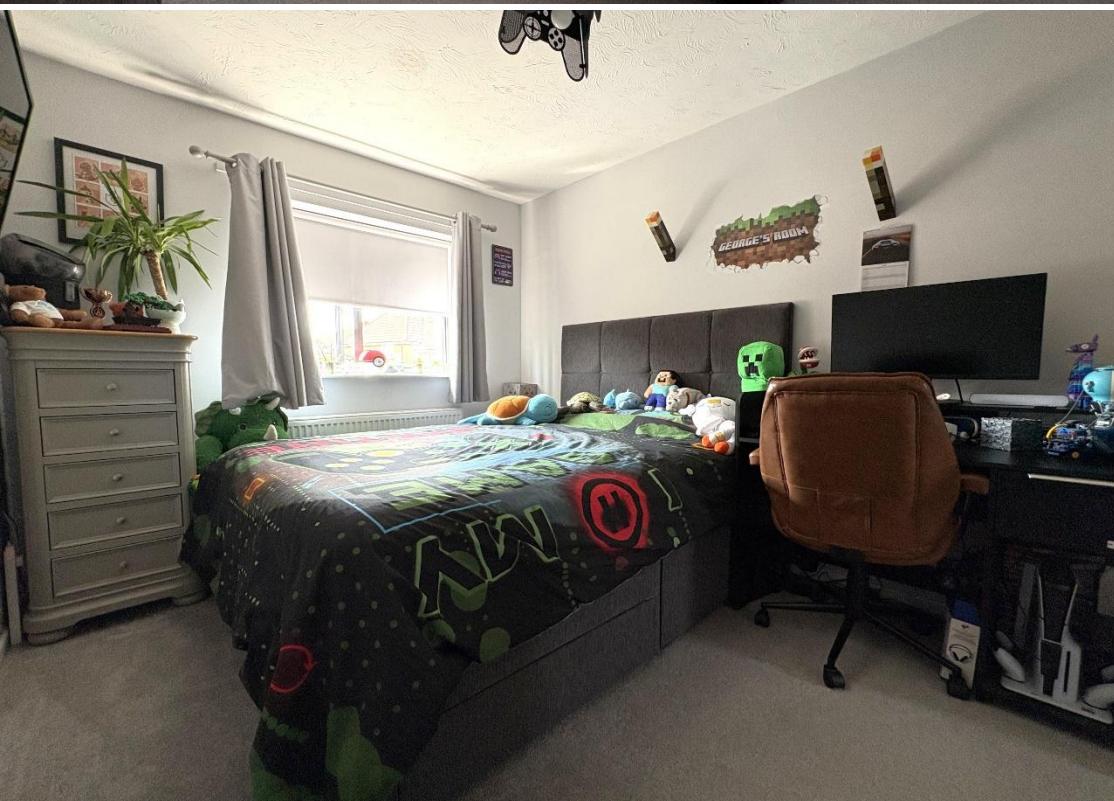
Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

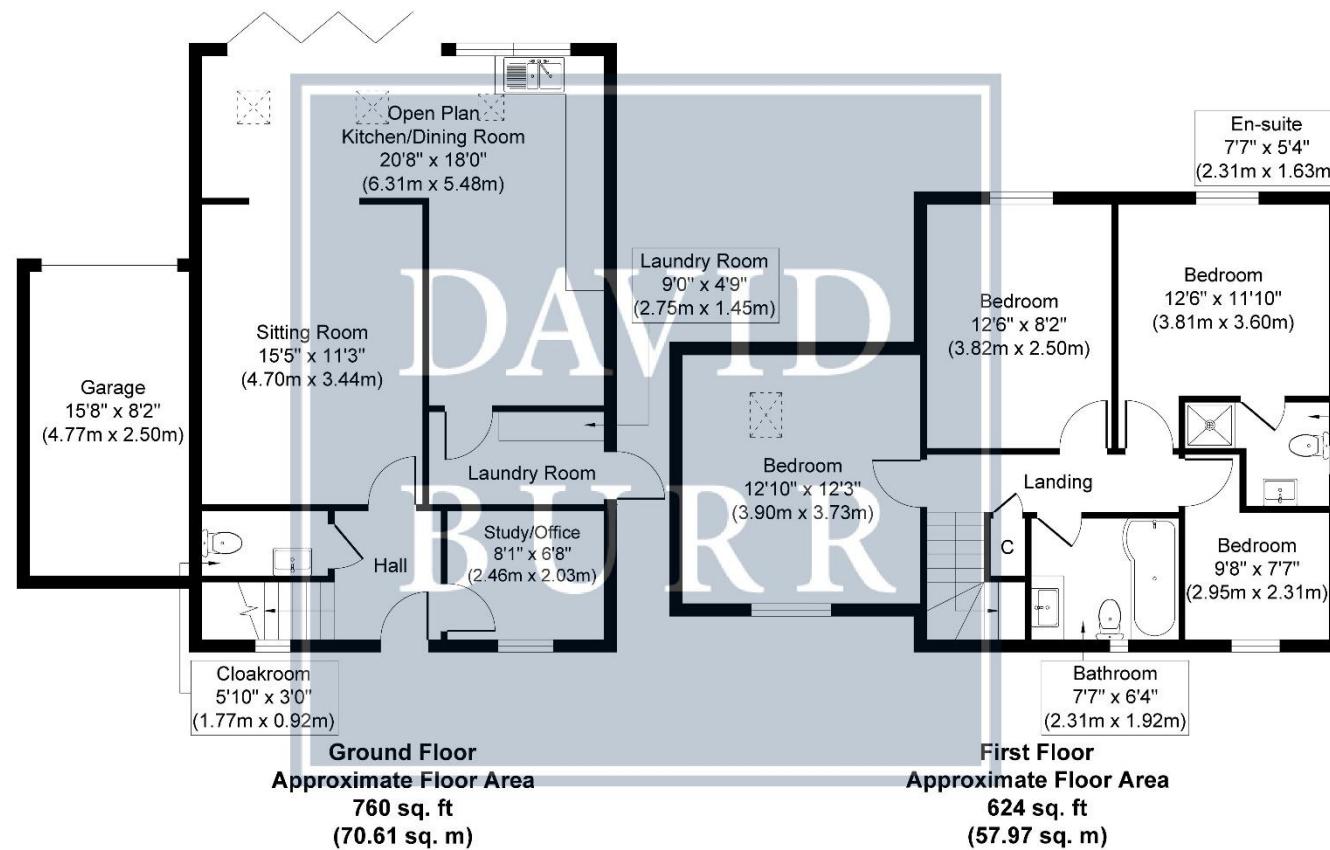
## Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 mins

## Agents Note:

There is a small section of flying freehold over a pedestrian passage way of the adjoining house.





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

Air source heat pump to radiators. EPC rating: D Council tax band: D

Tenure: Freehold

Broadband speed: up to 1000 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

## 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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