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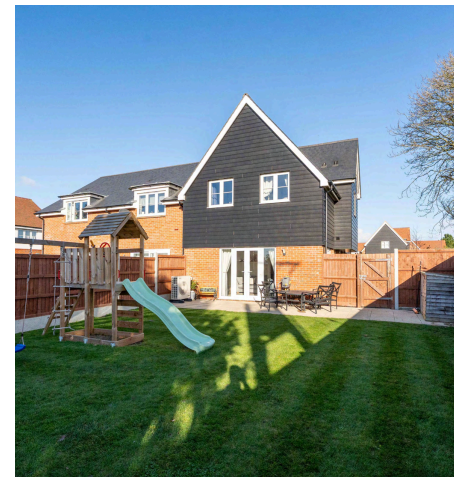
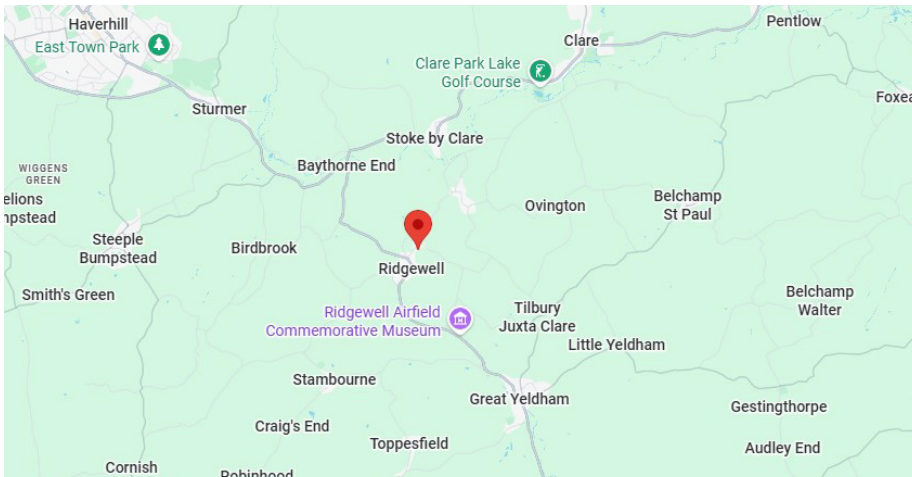
6 St. Laurence View

Ridgewell, Essex

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Ashen Road, Ridgewell, Halstead, Essex CO9 4FA

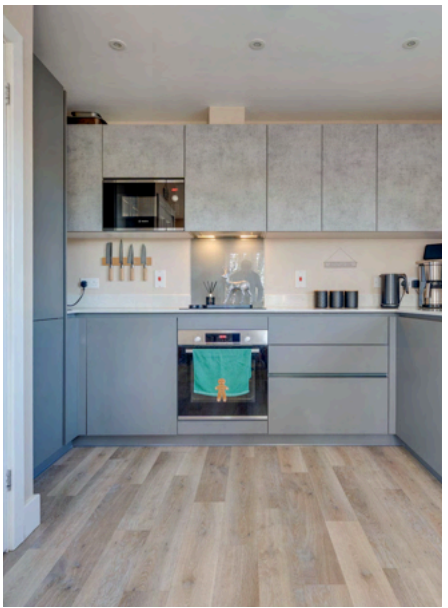
A beautifully presented high specification modern home situated in a quiet location with countryside views, parking for two cars and generous gardens.



- Rural cul-de-sac location
- Countryside views
- High specification
- Three bedrooms
- Large garden
- Parking

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INTERIOR

ENTRANCE into a generous HALLWAY with hard-wearing floor and staircase leading to the first floor with storage cupboard beneath and doors leading to KITCHEN/BREAKFAST ROOM comprehensively fitted with a high specification range of wall and base units under worktop with under silestone worktop with stainless steel sink inset. Integrated appliances include a Bosch electric oven, four ring induction hob, microwave, fridge/freezer and dishwasher, whilst there is a utility cupboard with space and plumbing for a washing machine and tumble drier. Plenty of space for a dining table and chairs, hard-wearing floor and views over open countryside. SITTING ROOM a generous and light reception room with feature panel wall and French doors leading to the terrace. CLOAKROOM with WC and wash hand basin.

FIRST FLOOR

LANDING with access to the roof space, airing cupboard and rooms off. Bedroom 1 is a generous double aspect, double bedroom with fitted wardrobes and with views over open countryside. The second bedroom is a further double bedroom with views over the garden and open countryside, whilst the third bedroom enjoys views across the garden and countryside beyond. BATHROOM stylishly fitted and generous in size, comprising a panelled bath with shower over, pedestal sink unit, WC, heated towel rail and extensively tiled walls and flooring.



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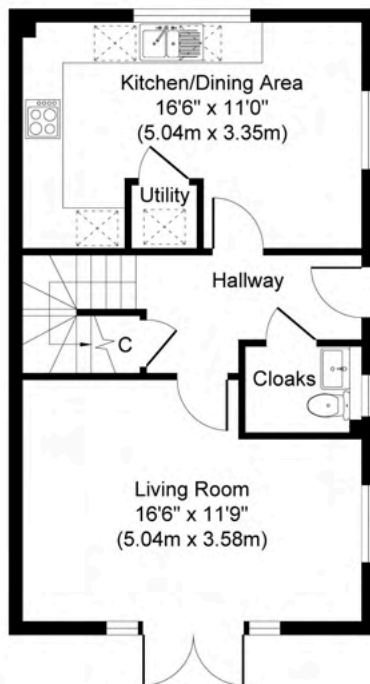
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EXTERIOR

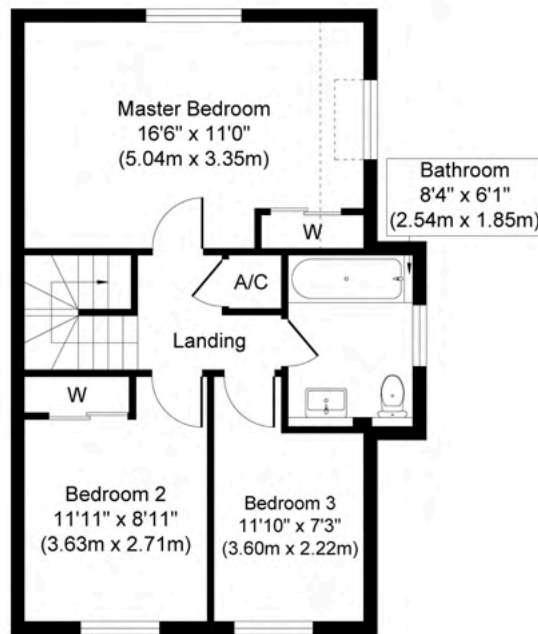
The property is approached via a block paved driveway in-turn leading into allocated parking with two spaces allocated to the property and a paved pathway leading to the front door. A garden gate provides access to the rear garden which features a large paved dining terrace set adjacent an area of traditional lawn, bordered with fencing and Summer House to the rear.



Floorplan



Ground Floor
Approximate Floor Area
481 sq. ft
(44.66 sq. m)



First Floor
Approximate Floor Area
501 sq. ft
(46.52 sq. m)

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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Ridgewell, Essex

Ridgewell is an attractive, well served village with a pub, parish church, school and new Village Hall with recreational facilities. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 8 miles), Haverhill 6 miles and Clare about 4 miles. Ridgewell is approximately 25 miles from Bury St. Edmunds, Cambridge, Colchester and Chelmsford and approximately 30 miles from Stanstead Airport.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Air source heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: D £2133.54 per annum.

PROPERTY POSTCODE: CO9 4FA.

TENURE: Freehold.

CONSTRUCTION TYPE: Modern traditional

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: Wooden cladding to the elevations.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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