

13 Vicarage Meadow, Halstead, CO9 2JL



Freehold

Offers in Excess of

£340,000

Subject to contract

3 bedrooms  
2 reception rooms  
1 bathroom



This three bedroom semi detached cottage benefits from two reception rooms, off road parking, good size garden and character features throughout.

# Some details

## General information

Situated in the sought after town of Halstead is this rarely available three bedroom semi-detached cottage. Originally a Mill Manager's cottage which dates back to 1923, the property benefits from three bedrooms, two reception rooms, four piece bathroom suite, good size garden and off road parking.

Accommodation comprises a front door that leads into the entrance hall and gives access to all ground floor accommodation and staircase to the first floor. The dining room measures 10'5 by 10'2 with a window to the front aspect and a feature fireplace. There is a further door from the hallway which leads to the galley style kitchen which measures 18' by 6'4 at its maximum and features a window to the side aspect and a door leading out to the rear garden. The kitchen benefits from a range of wall and base units set to worktop surfaces, four ring hob, electric oven, one and a half bowl sink and drainer, pantry space and further space for appliances. The good size lounge measures 13'5 by 11'5 with windows and French doors to the rear and a further feature fireplace. The French doors lead through to the conservatory which is glazed to three aspects and has French doors opening out to the garden.

The first floor landing gives access to the three bedrooms and the four piece family bathroom comprising corner bath, low level W.C, wash hand basin, separate shower cubicle and a built in cupboard. Bedroom two and three are located to the front of the property with bedroom two measuring 10'6 by 7'3. The master bedroom is situated to the rear of the property with a window overlooking the garden and measures 13'5 by 9'10 with a further feature fireplace.

## Entrance hall

## Dining room

10' 5" x 10' 2" (3.18m x 3.1m)

## Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

## Conservatory

11' 11" x 10' (3.63m x 3.05m)

## Kitchen/breakfast room

18' x 6' 4" (5.49m x 1.93m)

## Landing

## Bedroom one

13' 5" x 9' 10" (4.09m x 3m)

## Bedroom two

10' 6" x 7' 3" (3.2m x 2.21m)

## Bedroom three

7' 6" x 7' 5" (2.29m x 2.26m)

## Bathroom

11' 3" x 6' 5" (3.43m x 1.96m)

## The outside

Externally the property is approached via a block paved driveway providing off road parking and there is a gate to the side giving access to the rear garden. The rear garden commences with a patio seating area with the majority of the garden laid to lawn with a number of mature shrubs and bushes. There is also a timber shed to remain.

## Where?

The popular town of Halstead has an excellent range of shopping and recreational facilities, supermarkets, schools and doctor's surgery. Colchester and the market towns of Braintree and Sudbury are within comfortable driving distance. For the commuter, direct rail services from Witham and Braintree into Liverpool Street Station are within easy reach. The dualled A120/M11 route also provides ready access to London.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

## Directions

Applicants are advised to proceed down Halstead High Street taking the left hand turning into Factory Lane East, continue along this road where Vicarage Meadow can be found as a turning on your left hand side.

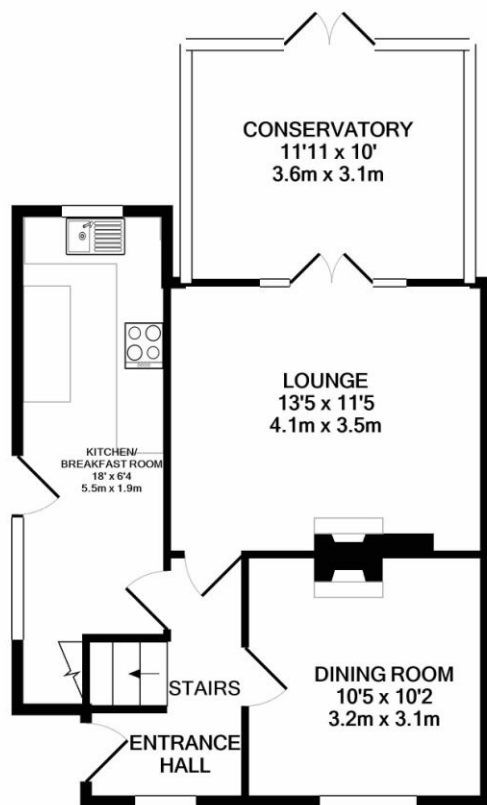
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

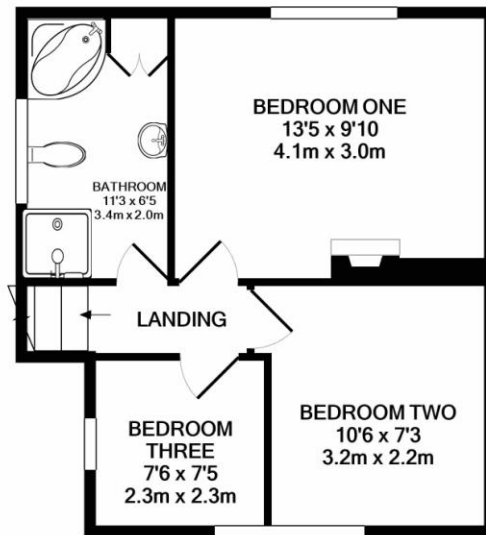
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## Viewing

To make an appointment to view this property please call us on 01376 516 464.



GROUND FLOOR  
APPROX. FLOOR  
AREA 556 SQ.FT.  
(51.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

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Particulars for 13 Vicarage Meadow, Halstead, CO9 2JL

