

17 Cherry Tree Close, Halstead, CO9 2UA



**Freehold**  
**£300,000**

Subject to contract  
Cul-de-sac location

**3 bedrooms**  
**2 reception rooms and conservatory**  
**Bathroom and en-suite**





This well presented semi-detached property situated in a cul-de-sac location with driveway parking and a garage.

## Some details

### General information

This well presented three bedroom semi detached property is situated in a cul-de-sac location and within walking distance to local amenities. The property benefits from three reception rooms, kitchen, three bedrooms, en-suite and family bathroom along with parking, garage and private gardens to the rear.

The entrance porch leads into the sitting room which is located to the front and enjoys a feature fireplace, stairs to the first floor and further doors lead off. The dining has patio doors to the rear garden and a further door leading to the kitchen area. The kitchen is composed of work surface on three sides with the sink located in front of the window overlooking the gardens behind with a number of storage cupboards both above and below the work surface. Integrated appliances include an oven and hob, space for white goods and a door leading to the conservatory. The conservatory is situated to the side of the property and overlooks the gardens behind. The ground floor accommodation is then concluded by a cloakroom located off the entrance porch.

The landing has loft access and doors to the bedrooms and the family bathroom. The main bedroom is set to the rear of the property and has integrated wardrobes and an en-suite with shower cubicle, tiled surround, wash hand basin and WC. Bedrooms two and three are set to the front of the property and the bathroom is located to the rear.

### Entrance porch

#### Sitting room

16' 1" x 12' 5" (4.9m x 3.78m)

#### Dining room

11' 3" x 8' (3.43m x 2.44m)

#### Kitchen

11' 2" x 7' 3" (3.4m x 2.21m)

#### Conservatory

9' 6" x 5' 9" (2.9m x 1.75m)

#### Cloakroom

### Landing

#### Bedroom one

11' 3" x 8' 10" to wardrobes (3.43m x 2.69m)

#### Ensuite

#### Bedroom two

10' 7" x 8' 5" (3.23m x 2.57m)

#### Bedroom three

8' 7" x 6' 11" (2.62m x 2.11m)

#### Bathroom

8' 4" x 4' 7" (2.54m x 1.4m)

### The outside

The property is situated in an elevated position of the cul-de-sac with driveway parking to the front leading on to the garage with additional rear access.

The rear garden lies behind and to the side of the property, is predominantly low maintenance with two separate seating areas situated at each end of the garden.

### Where?

The property is situated within close proximity of the centre of the popular town of Halstead with its 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 A120/M11 route also provides ready access to London.

### Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating -

### Directions

SatNav CO9 2UA. As you come in to Cherry Tree Close follow the road down towards the end and then turn left into a private road heading over the stream and up the hill. The property can be found at the top of the hill.

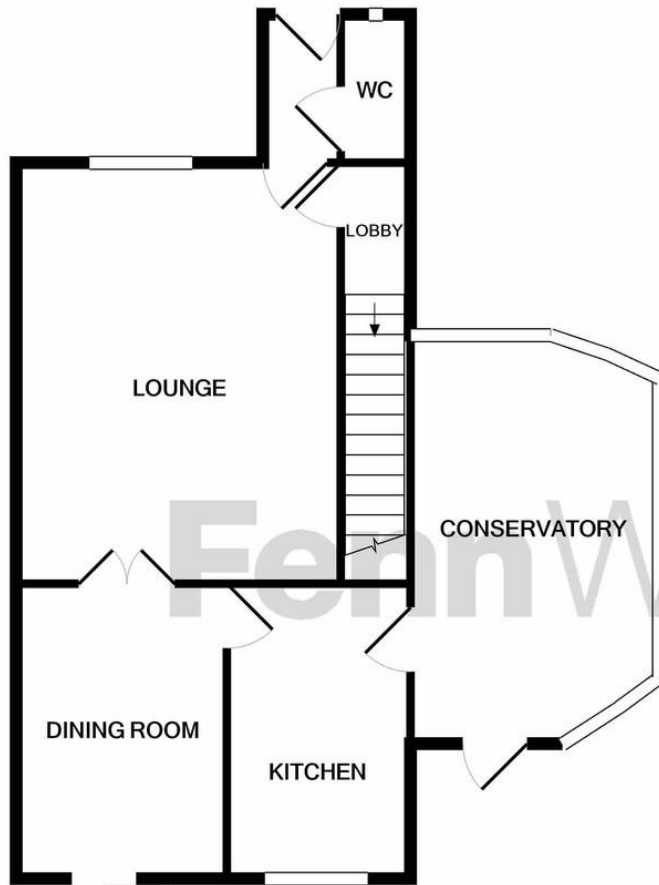
### Further information

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

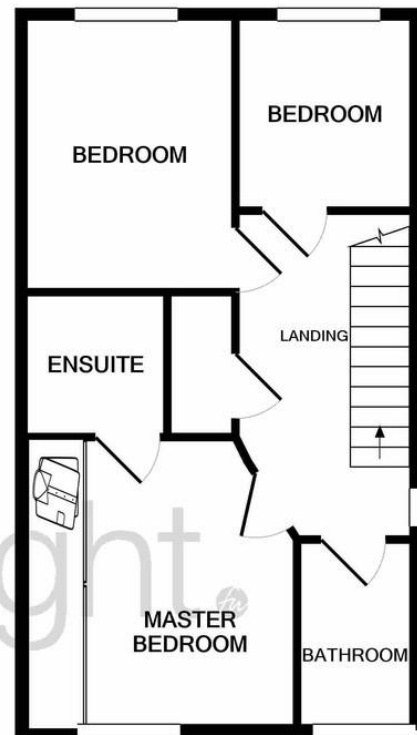
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### Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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