

3 ST. PETERS VIEW

Sible Hedingham, Halstead, Essex, CO9 3PL

Guide price £395,000 to £410,000

DAVID BURR









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3 St Peter's View is an established detached family home with an impressive extension to the rear and enjoys a peaceful location within this sought after North Essex village and the property offers stylish family accommodation with modern finishes throughout.

A glazed and panelled door accesses the reception hall which has oak flooring, stairs rising to the galleried landing and doors to the reception rooms. The principal reception room is situated to the front of the property and has a dual aspect, wide oak flooring, detailed covings, a ceiling rose and an impressive fire place which has a carved stone surround and slate hearth. The heart of the house is formed by a particularly impressive kitchen/breakfast/family room which has oak flooring and is extensively fitted with a range of floor and wall mounted flush units with oak worktops, a large breakfast bar, range cooker and extractor hood above, tiled splashbacks, integral dishwasher and a one and half bowl sink. A square arch opens to an impressive family room which has a fully vaulted ceiling, oak flooring, bi-fold doors to the garden, Velux roof lights and an air conditioning/heater unit. This is an exceptional family space providing a useful, informal entertaining area and has views over the garden and beyond.

A door from the kitchen breakfast room leads to a useful utility room which is fitted with a range of floor mounted units and has plumbing for a washing machine, a Belfast sink, and a glazed and panelled door to the rear garden and a second door leads to the integral garage. The ground floor accommodation is completed by well-appointed cloakroom.

The stairs rise to a large galleried landing which has a window to the front elevation. The principal bedroom has a dual aspect with views to the front and side and a range of built in wardrobes with extensive hanging and storage space. There is a large en-suite bath/shower room which is tiled to dado height, has a 'P' shaped bath with shower attachment above, a rectangular sink on a vanity unit and a matching WC. There is a spacious guest suite to the rear elevation with views to the woodland which has built in wardrobes with a mirror front providing extensive hanging and storage and a door to a fully tiled ensuite shower room with an oversized shower cubicle, rectangular sink on a vanity unit and a matching WC. There are two further bedrooms, one situated to the rear elevation which has floor to ceiling built in wardrobes and one to the front elevation which has attractive panelling to one wall. These bedrooms are served by a spacious family bathroom which has a free standing roll top claw foot bath, an oval sink on a vanity unit, matching WC, travertine flooring and panelling to dado height.

Outside

The property is approach by a large paved drive which provides extensive parking for numerous vehicles and in turn leads to the integral garage. Side access is afforded by a gate and there is attractive red brick walling to one elevation, planting and raised low maintenance sleeper beds to the other with hedging to the front. The front elevation also has an appealing mock Tudor façade.

The rear garden benefits from a south westerly aspect and is positioned to take advantage of the afternoon and evening sunshine. It is of a split level low maintenance design with a large paved terrace which can be accessed from the family room via the bifold doors making it ideal for entertaining.

Steps then lead to a lower area of the garden with a paved patio and dwarf brick wall providing a focal point. There is an attractive border planted with a variety of other perennials which provide year round colour and interest and a second border to the rear of the garden providing screening. There is area of astro turf providing a soft play area adjacent to which is a vegetable garden with some raspberry plants.

An EV charger is located at the front of the property for home charging.

The immaculately presented accommodation comprises:

Secluded location with walking distance of the village amenities

Stunning semi open plan kitchen/family room

Garden room with vaulted ceiling and bi-fold doors

Master and guest suites

Two further bedrooms and family bathroom

Delightful South & West facing gardens

Ample parking and single garage

Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins



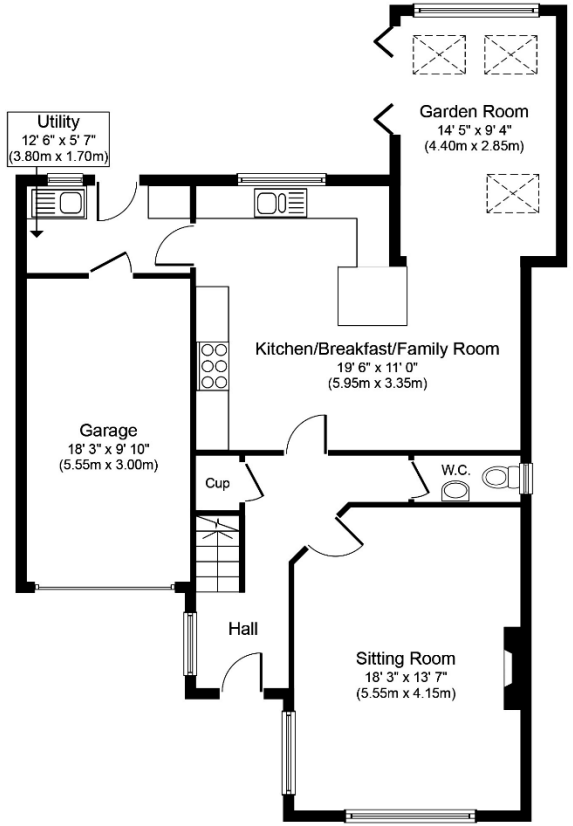




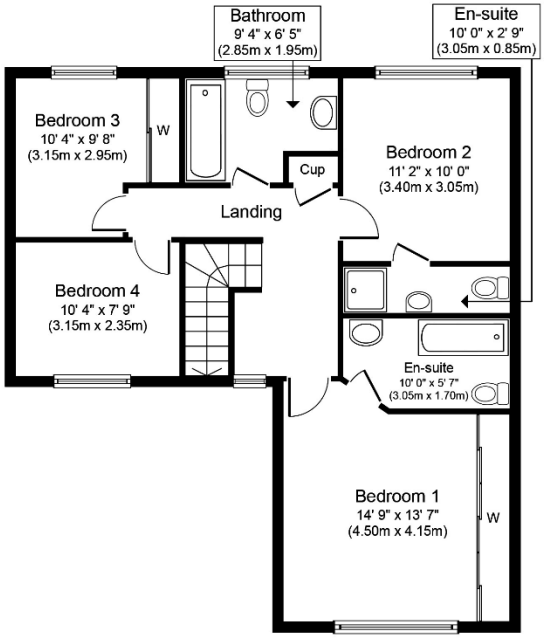






Ground Floor
Approximate Floor Area
1,033 sq. ft.
(96.0 sq. m.)



First Floor
Approximate Floor Area
732 sq. ft.
(68.0 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. 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

Gas fired heating to radiators. EPC rating: C

Council tax band: F Broadband: Satellite

Tenure: Freehold Construction type: Standard

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

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