

**Cherry Tree Close, Halstead CO9 2UA**

william h brown

***welcome to***

## Cherry Tree Close, Halstead

This extensive five-bedroom family home offers generous and versatile accommodation throughout, featuring three reception rooms, three bathrooms, a well-appointed fitted kitchen, garage and driveway parking. Exceptionally well maintained and beautifully presented.














**Entrance Hall**
With a window to the side aspect allowing natural light to flood the space, radiator, and doors leading to the cloakroom, dining room and lounge. Stairs rise to the first-floor landing, creating a welcoming central hub to the home.

**Downstairs Cloakroom**
Suite comprising of WC and wash hand basin and fully tiled walls.

**Lounge**
A comfortable and inviting reception room featuring a window to the front aspect, a charming log burner creating a focal point to the space, and a radiator. Sliding doors open through to the conservatory, allowing for a seamless flow between the living areas and providing an abundance of natural light.

**Conservatory**
A bright and versatile addition to the home, enjoying windows to the side and rear aspects along with french doors opening onto the rear garden. Of part-brick construction with a solid roof, this impressive space can be enjoyed throughout the year and provides an attractive connection between the house and garden.

**Dining Room**
A stylish and well-presented reception room with a window to the front aspect, attractive pendant lighting and radiator. A door leads through to the kitchen, making this an ideal space for both everyday family living and entertaining.

**Kitchen**
With a window overlooking the rear garden and a door providing direct access outside, this modern and well-appointed kitchen is fitted with a comprehensive range of matching base and eye-level units. Features include an inset stainless steel sink/drainer with mixer tap, built-in oven, hob, microwave and fridge/freezer, together with plumbing for both a washing machine and dishwasher. A radiator completes this practical and attractive space, perfectly suited to modern family living.

**Firrst Floor Landing**
With a window to the rear aspect overlooking the garden, this spacious landing provides access to all first-floor bedrooms and the family bathroom. Stairs rise to the second-floor landing, while the natural light creates a bright and welcoming feel throughout.

**Principal Bedroom**
A generous double bedroom featuring a window to the front aspect, radiator and direct access to the en-suite shower room. A bright and comfortable retreat, well suited to modern family living.

**En-Suite Shower Room**
With a window to the front aspect providing natural light, this modern en-suite is fitted with a walk-in shower and wash hand basin. Complemented by partly tiled walls, the room offers a stylish and practical finish.

**Bedroom 4**
A well-proportioned double bedroom with a window to the front aspect, allowing for plenty of natural light, and a radiator. A comfortable and versatile room, ideal for family members or guests.

**Bedroom 5**
A bright and comfortable bedroom enjoying a window to the rear aspect overlooking the garden, together with a radiator. A versatile space suitable as a bedroom, nursery, guest room or home office.

**Bathroom**
With a window to the rear aspect providing natural light, the family bathroom is fitted with a bath featuring central taps and a vanity wash hand basin. Finished with partly tiled walls and a radiator, this well-presented room offers both style and practicality for everyday family living.

**Second Floor Landing**
Featuring a built-in cupboard housing the hot water tank and a window to the rear aspect providing natural light. Doors lead through to the second-floor bedrooms, creating a practical and well-connected upper-floor layout.

**Bedroom 2**
With window to the front aspect, inset spot lighting, radiator and door leading through to the en-suite shower room, creating a bright and comfortable principal bedroom suite.

**En-Suite Shower Room**
With window to the rear aspect, inset spot lighting, walk-in shower, WC and vanity wash hand basin, all thoughtfully arranged to provide a stylish and practical en-suite facility.

**Bedroom 3**
A dual-aspect bedroom with windows to the front and rear aspects, allowing for an abundance of natural light, complemented by a radiator.

**Outside**
The rear garden is laid to shingle and patio, creating a low-maintenance outdoor space. The wrap around patio leads to the side gate. Personal door to garage.. The property further benefits from a garage with an electric door and useful loft storage.

**Agents Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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# Cherry Tree Close, Halstead

- **Guide Price £375,000 - £400,000**
- Three Reception Rooms
- Three Bathrooms
- Garage & Driveway
- Five Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

## £375,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
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