



**SCOTT  
MADDISON**



## 17 Whitlock Drive

Great Yeldham CO9 4EE

Asking Price £400,000

Freehold



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## HALL

Entrance door to hall turning stairs rise to the first floor landing. Double radiator.

## CLOAKROOM

Comprising low level WC wash hand basin double radiator.

## DINING ROOM

10'8" x 8' (3.25m x 2.44m)

Double glazed window to front, radiator.

## LOUNGE

15'7" x 11' (4.75m x 3.35m)

Sliding patio doors to rear, radiator electric fire.

## KITCHEN BREAKFAST ROOM

11'6" x 8' (3.51m x 2.44m)

Comprising stainless steel single drainer sink unit with mixer tap, solid butcher's block worktop surfaces to both sides, range of base units incorporating cutlery drawers, matching wall level cupboards, plumbing for washing machine appliance to remain. Built in electric 4 ring hob with oven grill under, half glazed door and window to rear aspect radiator.

## LANDING

Access to the loft space. Radiator. Cupboard housing the hot water under.

## BEDROOM ONE

12'6" x 10' x 11'10" max (3.81m x 3.05m x 3.61m max)

Double glazed window to rear radiator.

## EN SUITE SHOWER

En suite shower comprising shower cubicle, low level WC wash hand basin.

## BEDROOM TWO

12'6" x 8'9" (3.81m x 2.67m)

Double glazed window to rear. radiator.

## BEDROOM THREE

9'7" x 6'10" x 7'7" max (2.92m x 2.08m x 2.31m max)

Double glazed window to front L shape room. Radiator. 9'7" 6'10"

## BATHROOM

Bathroom suite comprising full length panel bath, low level WC, circular washer and basin. Double glazed window to front. Radiator.

## OUTSIDE

Enclosed side access to the brick built Garage with up and over door Power and light connected, Parking space adjacent. personal door aside, storage space in eaves plus extra recessed storage.

Rear garden is of low maintenance, various flower and shrub display borders being enclosed.

## FRONT

Front open plan low maintenance garden path to main entrance, two lawned sections and parking space.

## SERVICES

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



## Road Map



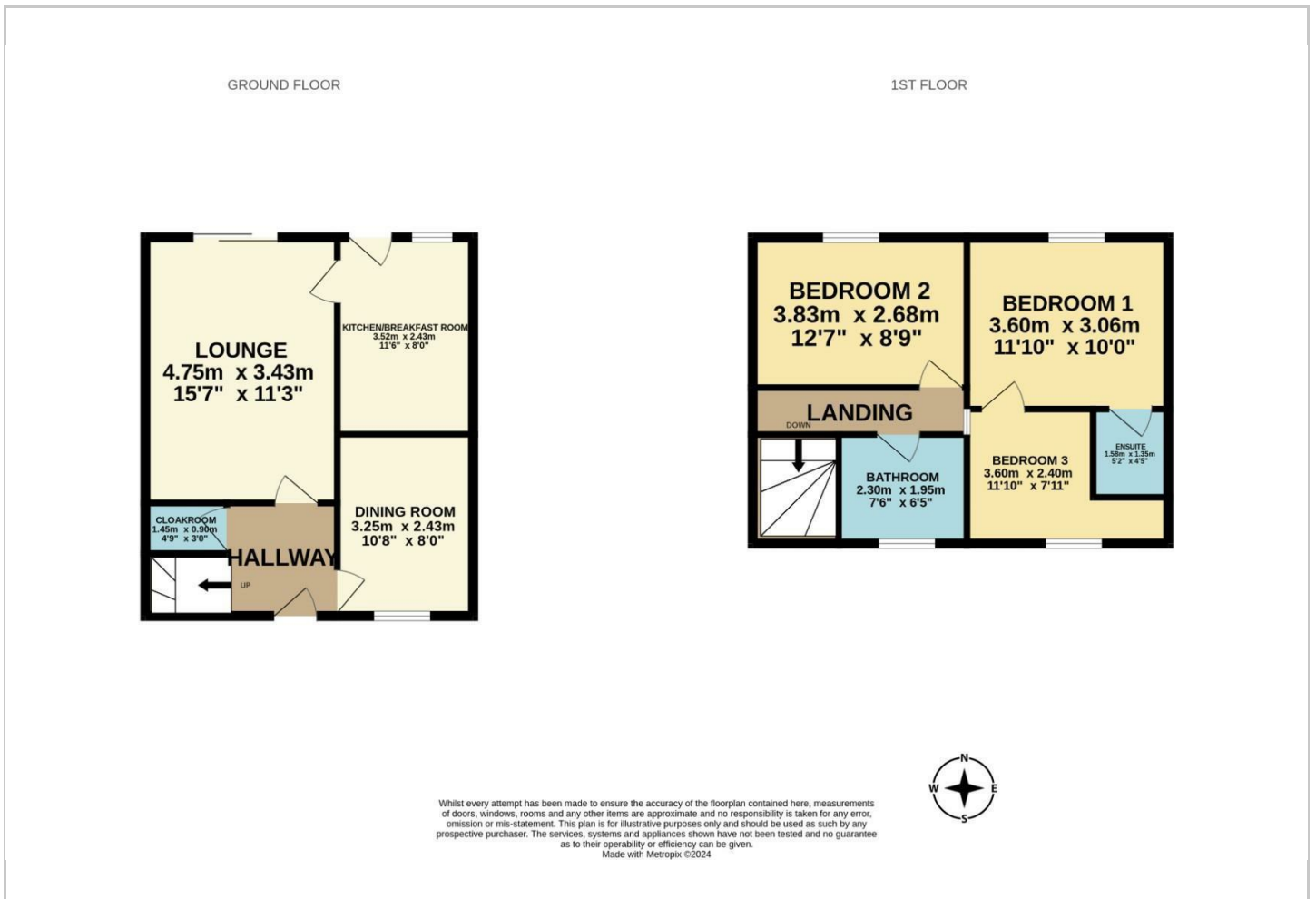
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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