



## 37 HALSTEAD ROAD, HALSTEAD CO9

GUIDE PRICE £650,000

### 3 Bedrooms | 2 Bathrooms | 2 Receptions

Nestled within the picturesque village of Gosfield, this delightful THREE bedroom DETACHED home on Halstead Road offers an abundance of space, versatility, and countryside charm. Boasting TWO spacious reception rooms, the property provides the perfect balance between relaxation and entertaining, with flexible living options ideal for families or those seeking a dedicated home office.

The accommodation further benefits from TWO bathrooms and a converted office/studio space above the DOUBLE GARAGE, perfect for home working, hobbies, or guest accommodation. Externally, the property enjoys a LARGE rear garden with beautiful field views to both the front and rear, creating a wonderful sense of peace and privacy.

Set in a tranquil yet convenient location, this charming home offers easy access to local amenities and transport links while maintaining a true village feel. Offering spacious interiors, generous parking, and stunning surroundings, this property presents an excellent opportunity to secure a family home in one of the area's most desirable settings.

Viewing is highly recommended to fully appreciate the space, setting, and versatility on offer.





## GROUND FLOOR

### Entrance Porch

Double glazed window to front, door to;

### Entrance Hall

Carpet flooring, two storage cupboards, radiator, stairs rising to first floor, doors to;

### Dining Room 16'2 x 12'2 (4.93m x 3.71m)

Laminate flooring, feature fireplace, radiator, double glazed windows to front & side.

### Kitchen/ Breakfast Room 14'3 x 10'2 (4.34m x 3.10m)

Laminate flooring, matching wall & base units with edged work surfaces, inset one & a half sink with mixer tap, integral eye level double oven, integral fridge/ freezer & dishwasher, breakfast bar, radiator, two double glazed windows to rear & side.

### Utility Room

Double glazed window to rear, door to Garden, spaces for appliances.

### Lounge 23'7 x 11'4 (7.19m x 3.45m)

Carpet flooring, feature fireplace, radiator, patio doors to rear & side.

### Bedroom Three 15'2 x 12'1 (4.62m x 3.68m)

Carpet flooring, radiator, fitted wardrobes, double glazed window to front.

### Bathroom

Carpet flooring, bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to rear.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to rear, doors to;

### Bedroom One 15' x 13'5 (4.57m x 4.09m)

Carpet flooring, radiator, double glazed windows to front & rear, door to;

### Ensuite

Tiled flooring, corner bath, shower enclosure, hand wash basin & WC inset to vanity units, radiator, obscure double glazed window to rear.

### Bedroom Two 13'4 x 8'4 (4.06m x 2.54m)

Carpet flooring, radiator, double glazed window to rear.

## EXTERIOR

### Double Garage

Double garage with two up & over doors, power connected.

### Office/ Studio 21'1 x 10'7 (6.43m x 3.23m)

Carpet flooring, double glazed & Velux windows to front & side.

### Garden

Paved patio area with steps leading to generous lawn, mature hedgerows, further meadow garden with views to fields.

Garden and meadow garden measures circa 1/3 acre (STS)

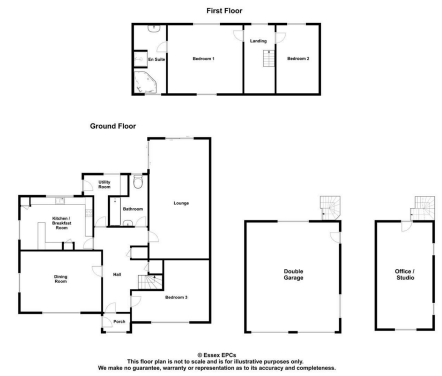
### Front Of Property

Generous shingle driveway with parking for multiple vehicles, steps leading to front entrance door, side access gate to garden.

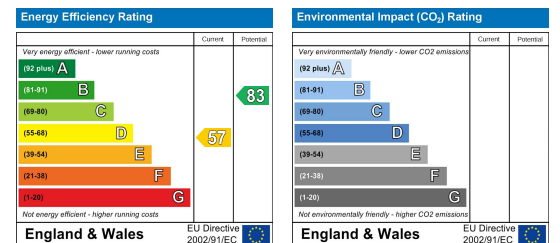
## Area Map



## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

