



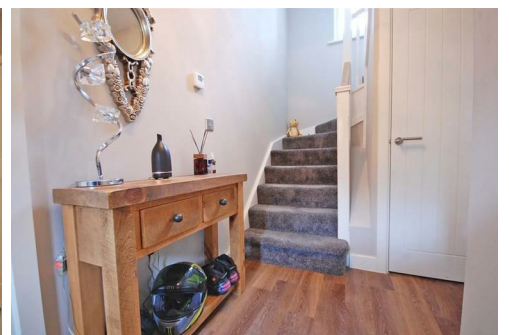
Hogarth Court

Sible Hedingham, Halstead, CO9 3FA

Guide Price £325,000



Benefiting from CARPORT for three vehicles, EN-SUITE to master & IMMACULATE throughout is this EXTENDED three bedroom DETACHED property. Situated on a CORNER PLOT facing woodland, with a 15' lounge plus FAMILY ROOM & close to shops/amenities.



Hogarth Court, Sible Hedingham, Halstead, CO9 3FA

advert summary

GUIDE PRICE ?325,000-?350,000

Hamilton Piers, award-winning property specialists, are delighted to bring to the market for sale this EXTENDED three bedroom DETACHED property, benefiting from CARPORT for three vehicles, EN-SUITE to master & IMMACULATE throughout. Situated on a CORNER PLOT facing woodland, with a 15' lounge plus FAMILY ROOM & close to shops/amenities.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed composite door to front, radiator, stairs to first floor, understairs cupboard, Karndean flooring, smooth ceiling and spotlights.

CLOAKROOM:

Pedestal wash hand basin, low level WC, tiled splashbacks, radiator, extractor fan, tiled floor, smooth ceiling and spotlights.

LOUNGE: (15'7" x 11'4")

Double glazed window to front, double glazed french doors to rear, radiators, smooth ceilings and carpeted floor.

KITCHEN: (15'6" x 9'3")

Double glazed window to front, Ivory matching wall and base units, edged worktops, one and a half bowl sink with drainer and mixer tap, tiled splashbacks, Neff built in slide ?n? hide oven, Neff built in induction hob, extractor hood, wall-mounted boiler in cupboard, space for washing machine, fridge freezer and dishwasher, downlighters, smooth ceiling and tiled flooring.

FAMILY ROOM: (13'6" >?8'4" x 9'7")?

Double glazed french doors to rear garden, dual zone heating system, roof light, smooth ceilings downlighters and Karndean flooring.

STAIRS:

Double glazed window to rear, half turn staircase, smooth ceiling and carpeted floor.

FIRST FLOOR ACCOMMODATION:-

MASTER BEDROOM: (9'3" x 9'4")

Double glazed window to rear, built in wardrobes, radiator, smooth ceiling and carpeted floor.

EN-SUITE:

Double glazed opaque window to front, double shower cubicle with mixer shower, part tiled walls, low level WC, wash hand basin, heated towel rail, tiled floor, smooth ceilings and downlighters.

BEDROOM TWO: (11'6" x 8'2")?

Double glazed window to front, radiator, smooth ceilings and carpeted floor. ?

BEDROOM THREE: (11'4" x 7'1")?

Double glazed window to rear, radiator, built in wardrobes, smooth ceilings and carpeted floor.

BATHROOM:

Double glazed opaque window to front, panelled bath, mixer taps and shower over, Low level WC, vanity wash hand basin, part tiled, heated towel rail, smooth ceilings and tiled floor.

EXTERIOR:-

FRONT:

The property is approached via sloping pathway to front door, enclosed by iron railings, flanked by small shingle and shrub area and overlooks woodland to the front. Situated on a spacious corner plot.

REAR:

Private low maintenance garden with hard standing patio, shed, raised artificial grass area.

PARKING:

Off road parking to the side of the property, carport for three vehicles.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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