



Little Hyde Close, Great Yeldham, HALSTEAD CO9 4JE



welcome to

Little Hyde Close, Great Yeldham, HALSTEAD

A three-bedroom home for sale in a quiet cul-de-sac, offering well-balanced accommodation close to the town centre, schools, green spaces and convenient road and bus links to Braintree and Colchester.



Entrance Hall

Doors leading to lounge/diner, cloakroom, utility room and kitchen/diner. Radiator, stairs rising to first floor.

Cloakroom

Window to the front aspect. Suite comprising of vanity wash hand basin, low level wc, radiator and inset spot lighting.

Lounge/Dinner

Bay window to the front aspect, patio doors opening onto the rear garden, wood burner inset into nave, two radiators, inset spot lighting.

Kitchen

Window overlooking the rear garden, door opening onto garden, handleless kitchen units with integrated microwave, dishwasher, oven with extractor, wine cooler. Breakfast bar, inset sink/drain, water softener. Door leading to lounge/dinner.

Utility Room

Window to the side aspect, space for washing machine and tumble dryer.

Landing

Storage cupboard, loft access, radiator. Doors to:

Bedroom 1

Window to the rear aspect, fitted wardrobes, radiator. Door to vanity room.

Vanity Room

Window to the rear aspect, Vanity wash hand basin, heated towel rail, inset spot lighting.

Bedroom 2

Window to the front aspect, fitted wardrobes, radiator.

Bedroom 3

Window to the rear aspect, fitted wardrobes and dressing table. Radiator.

Bathroom

Window to the front aspect, four piece suite comprising of bath, walk-in shower, vanity wash hand basin, heated towel rail. Inset spot lighting.

To The Front

Driveway leading to the garage. Gated access to the rear garden.

Rear Garden

Laid to lawn, decked and shingle with planters.



view this property online williamhbrown.co.uk/Property/HST108275



welcome to

Little Hyde Close, Great Yeldham, HALSTEAD

- Village Location
- Solar Panels
- Exceptionally Well Maintained
- Three Bedrooms
-

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£415,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/HST108275



Property Ref:
HST108275 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 472491



Halstead@williambrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williambrown.co.uk