



Westlea Gates Sturmer Road, New England Halstead £800,000 **Freehold**

Key Features

3 2 E E

- Large detached house set in approximately one acre
- Spacious living areas including four reception rooms
- Stunning outside area
- Three good size bedrooms
- Dressing Rooms to the two main bedrooms

Set within approximately one acre of land, this impressive three-bedroom detached house is accessed via secure gates leading to a generous driveway.

The property is well presented throughout and offers excellent, flexible living space, ideal for modern family life. A welcoming hallway leads to a spacious living room, which opens seamlessly into a further generous family area, creating a wonderful sense of flow. At the heart of the home is the beautiful kitchen-diner, enjoying attractive views over the garden.

The dining room is perfect for both entertaining and intimate gatherings and leads to a private study area, which could also serve as a fourth bedroom if required.



The ground floor is completed by a well-appointed bathroom.

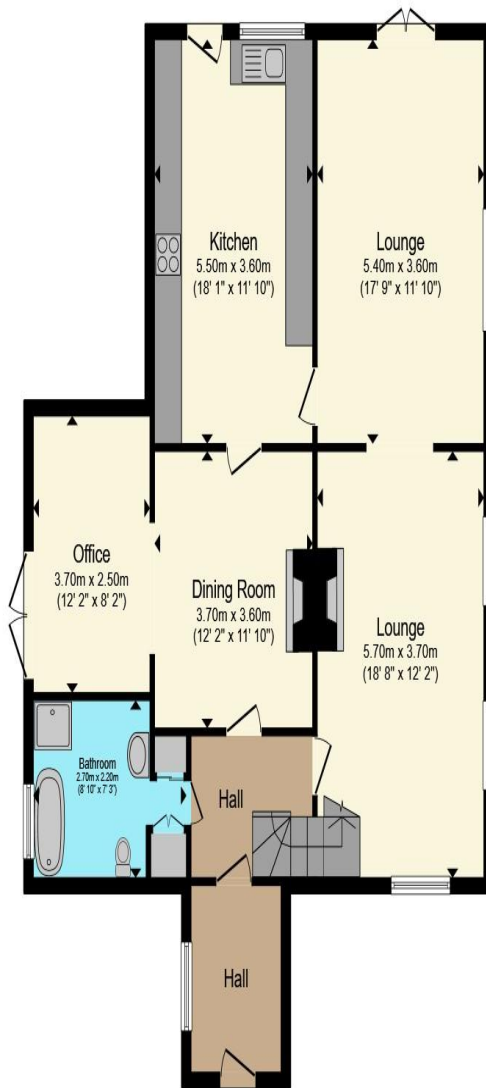
On the first floor, the landing provides access-via a pull-down ladder-to a mainly boarded loft, as well as doors to three bedrooms. The two principal bedrooms each benefit from good-sized dressing rooms, while a useful shower room serves the upper floor.

Outside, the property truly excels. The stunning south-west facing garden is predominantly laid to lawn, interspersed with secluded areas ideal for relaxation. A range of outbuildings offers excellent versatility, including a converted gym, store room and double cart lodge. To the front of the house is a double garage with power and lighting.

This is a fantastic family home, offering substantial living space, beautiful grounds and significant potential for further enhancement.

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,





Ground Floor



First Floor

Total floor area 161.2 sq.m. (1,735 sq.ft.) approx

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even if the property purchase does not go ahead.

Hallway

Living Room
5.70m x 3.70m
18'8" x 12'2"

Family Room
5.40m x 3.80m
17'9" x 11'10"

Kitchen/Breakfast Room
5.50m x 3.60m
18'1" x 11'10"

Dining Room
3.70m x 3.60m
12'2" x 11'10"

Office
3.70m x 2.50m
12'2" x 8'2"

Bathroom

First Floor Landing
Access to partly boarded loft via pull down ladder.

To view this property call Kevin Henry on:
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