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Carleton Close,  
Great Yeldham



## Transport Links

### Train Routes

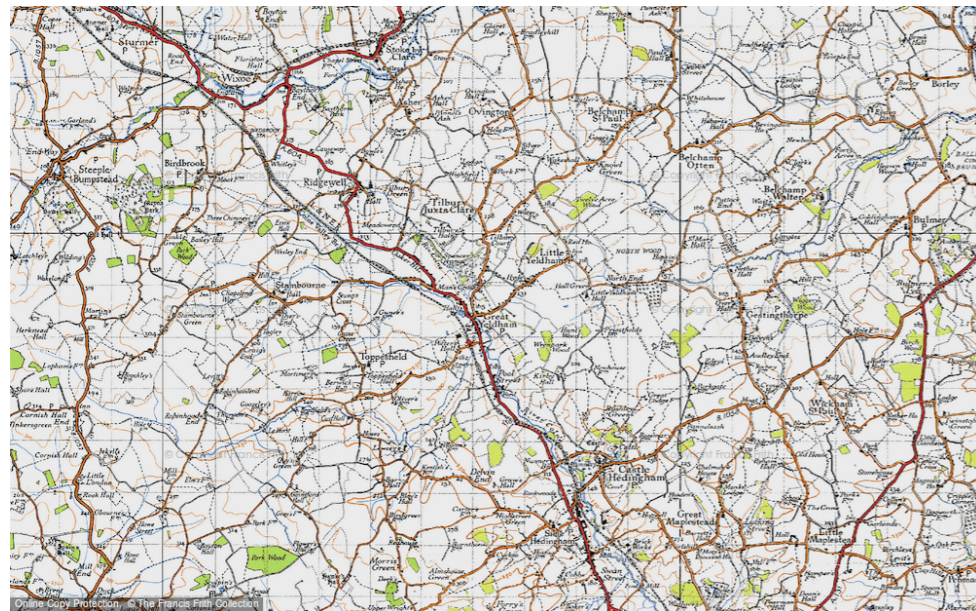
The closet train stations to Great Yeldham are Braintree and Sudbury.

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes.

### Bus Routes

There are buses from Great Yeldham going to Halstead, Colchester, Sudbury, Braintree and the outlying villages such as Gosfield, Sible and Castle Hedingham.

Buses depart and arrive from the Poole Farm, The Green and Toppesfield Road.



### Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.



## 3 Bedroom Semi –Detached Property

Guide price of  
**£299,950**

### Property Features

- Newly refurbished
- Offered with no onward chain
- Parking
- EPC Rating: E

This newly refurbished property would make an ideal family home, with three bedrooms and a good sized rear garden, located in a quiet Cul-de-Sac within walking distance to village centre and local amenities.

The village of Great Yeldham benefits from primary schooling and local convenience stores with, primary and secondary schooling available in Sible Hedingham and Halstead.

For commuters there is a train service from Sudbury via Marks Tey or Witham to London's Liverpool Street.

## Accommodation

Accommodation comprises: Front driveway, with a part glazed wooden front door leading to:

### Entrance hallway:

All doors off, recessed spotlighting, under stairs storage cupboard, double panelled gas central heating radiator, wooden flooring, coved cornice, panelled door leading to downstairs cloakroom, stairs to first floor.

### Cloakroom 1m x 1.6m

Opaque double glazed fixed pane and casement window to the front, half tiled walls, corner wash hand basin in white with chrome mixer tap, low level WC in white, double panelled gas central heating radiator, tiled flooring and recessed spotlighting

### Kitchen 3.6m x 2.7m

Range of matching flush wall and base units in a Gloss white finish, 1.5 stainless steel sink drainer unit with mixer taps, double glazed fixed pane and casement window to the front, integrated oven and grill, ceramic 4 ring electric hob with extractor over, integrated fridge freezer and dishwasher, space for washing machine, recessed spotlighting, opening to lounge/dining area, wooden effect grey lino flooring.

### Lounge 4.9m x 5.41m (narrows to 3.4m)

L shaped room open to entrance hallway and staircase, recessed spotlighting, coved cornice, large sliding full height double glazed patio doors overlooking rear garden, double glazed fixed pane casement window to the side

### Stairs and landing

Wooden balustrade, carpeted stairs rising to first floor, double glazed fixed pane and casement window to the side, loft access, doors to all rooms off, access to airing cupboard, housing hot water cylinder.

### Bathroom 1.7m x 2.7m

Flush panelled door leading to bathroom, comprises of white suite. Close coupled WC, pedestal wash hand basin with hot and cold supply, panelled bath with hot and cold supply and independent shower controls above, fully tiled with large white tile, coved cornice, chrome ladder heated towel rail, double glazed fixed pane and casement opaque window to the front, grey laminate wooden style flooring, enclosed lighting.



Brand new kitche

## Local State and Public Schools



### Little Chestnuts Pre-School

Church Lane, Toppesfield, CO9 4DR Tel: 07901 880914

This brilliant village preschool has ample indoor and outdoor space and a great team of dedicated staff that make all children feel welcome.



### Little Pickles Nursery

Riverside House, Chapel Street, Halstead Essex CO9 2LS Tel: 01787 478351

The Little Pickles Nursery currently has an Ofsted rating of 'GOOD'. Last recorded in 2014.



### St Andrews C of E Primary School

Church Road, Great Yeldham, CO9 4PT Tel: 01787 237235

This local primary school located on the way out of Gt Yeldham caters for children aged 4-11 and has as Ofsted rating of 'GOOD' last inspected in 2017.



### St. Margaret's Preparatory School & Nursery

Gosfield Hall Park, Gosfield, Halstead, Essex, CO9 1SE Tel: 01787 472134

A local public school catering for pupils from nursery to 11.



### Hedingham School and Sixth Form

Yeldham Road, Sible Hedingham, Essex. CO9 3QH Tel: 01787 474040

This coeducational state school secondary school and sixth form is open to students aged 11-18.



### Gosfield Co-educational Independent Through School

Cut Hedge Park, Halstead Road, Gosfield, Halstead, Essex, CO9 1PF Tel: 01787 474040

Small public school set in 110 acres of grounds with outstanding facilities, catering for students from nursery to 18.

## The Surrounding Area



### The Green Man Pub

Located in the heart of Toppesfield, this traditional pub serves food as well as a selection of lagers, spirits and local ales. There is an ample car park and a beer garden for use in the summer months.



### The White Hart Hotel

This 15th century hotel offers good food as well as rooms and caters for special occasions such as weddings.



### The Wagon and Horses

Another traditional pub serving food, as well as offering Bed and Breakfast, with a range of lagers, spirits and local ales.



### The Bell Inn

A traditional beamed coaching house offers home made food, real ales and a warm welcome., located in the historic village of Castle Hedingham.



Lounge



Bathroom

### Bedroom One 3.2m x 2.7m

Double room with double glazed fixed pane and casement window to the front, double panelled gas central heating radiator, cove cornice, range of floor to ceiling fitted wardrobes with mirrored doors, carpeted flooring.

### Bedroom Two 3.9m x 2.7m

Double room with double glazed fixed pane and casement window to the rear overlooking the garden, double panelled gas central heating radiator, cove cornice, carpeted flooring, centre ceiling rose.

### Bedroom Three 2.8m x 2.6m

Double glazed fixed pane and casement window to the rear overlooking the garden, double panelled gas central heating radiator, cove cornice, carpeted flooring, centre ceiling rose.

### Plot:

Landscaped front garden, good sized rear garden, manly laid to lawn with attractive patio immediately adjacent to the house.

### Services, Local Council and Council tax band

The property is connected to the mains water, electricity, gas and sewage. The average broadband speed is 45Mb/s. the local authority is Braintree District Council and this property falls in council tax band TBC meaning the total annual council tax is TBC



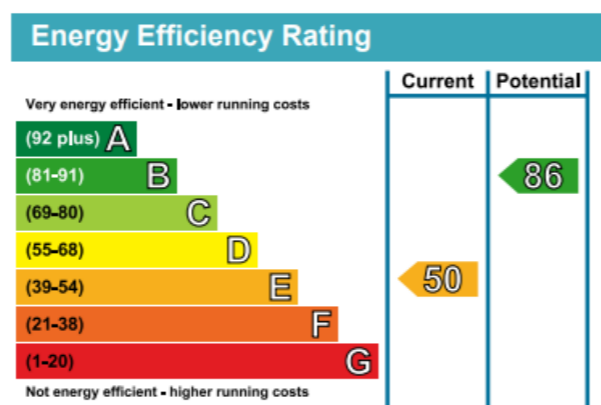
Master Bedroom



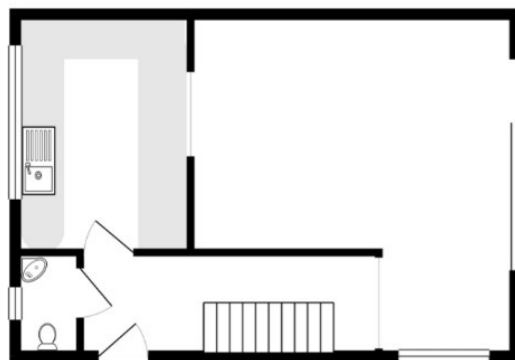
Bedroom two



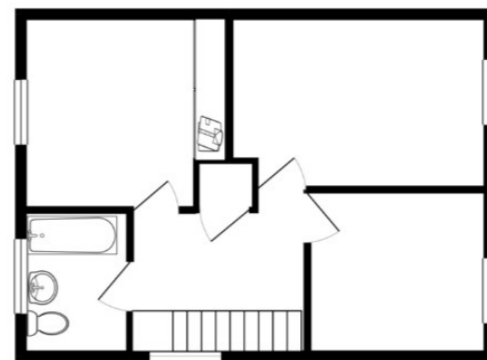
Bedroom three



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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