

DAVID
BURR



**TROGS END, 22B QUEEN STREET, SIBLE HEDINGHAM, HALSTEAD, ESSEX, CO9
3RH**

An established detached property on the periphery of this well served village offering spacious and well-appointed family accommodation arranged over two floors. Private enclosed south and west facing garden, extensive parking and garage.

Available now.

£1,850 pcm

Trogs End, 22B Queens Street, Sible Hedingham, Halstead, Essex, CO9 3RH

Troggs End is an established detached family home enjoying a favourable position on the periphery of this sought after and well served north Essex village.

A glazed and panelled door opens to a spacious reception hall which has oak effect flooring, a window to the front elevation and stairs rising to the first floor with a useful cupboard beneath. Accessed from the reception hall is a well-appointed cloakroom with oak effect flooring and a matching white suite with a wall mounted basin and cupboard beneath and WC.

The principal reception room is situated to the front elevation with views to the street and is a spacious and comfortable room with a square arch directly accessing the spacious dining room which is generously proportioned and has French doors opening to the terrace with the rear garden beyond. The kitchen breakfast room can be accessed from the dining room and the reception hall and is fitted with a range of wall and floor mounted shaker style units with marble effect worktops and integral appliances to include an oven and grill, 5 ring gas hob with extractor hood above, single bowl stainless steel sink and space for a dishwasher. There is a large picture window to the rear giving views to the garden. A square arch opens from the kitchen to a practical utility room which has space for a washing machine, tumble dryer and fridge freezer and has a range of floor and wall mounted cupboards providing storage and a glazed door giving side access.

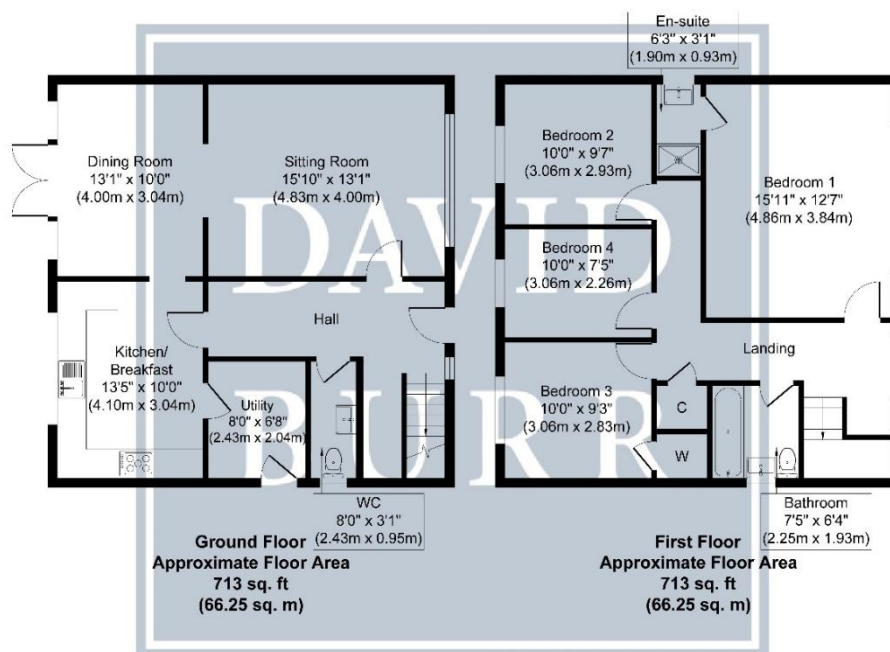
The first floor is equally appealing with a large galleried landing with a window to the front elevation. The principal suite is situated to the front and has a window overlooking the street to the fields beyond. There is a well-appointed en-suite shower, which has a shower cubicle, rectangular sink with a vanity unit and oak effect flooring. There are three further generously proportioned bedrooms all of which overlook the rear garden and these are served by a well-appointed family bathroom with an oversized bath with shower above, a sink with a vanity unit beneath and a matching WC and oak effect flooring. There is a useful laundry cupboard on the landing.

The property is approached by a large drive which provides parking for numerous vehicles and in turn leads to the detached single garage. Side access is afforded by the garage which has a personal door leading to the garden.

The rear garden benefits from a south and westerly aspect enabling it to take advantage of the afternoon and evening sun and has a terrace to the rear of the dining room accessed via the French doors beyond which are large expanses of lawn and a number of native trees which provide a focal point and some shade. Rear garden access is also afforded to the other side of the property.

Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Viewing strictly by appointment with David Burr.

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Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: B Council tax band: E

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

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