



**SCOTT  
MADDISON**



**23 Graysmead**  
Sible Hedingham  
Halstead  
CO9 3PA

**£329,950**  
**Freehold**

GAS RADIATOR CENTRAL HEATING  
UPVC DOUBLE GLAZING  
LOUNGE  
KITCHEN DINER  
MASTER BEDROOM  
EN-SUITE SHOWER  
FAMILY BATHROOM SUITE



UPVC entrance door to

### HALL

Turning stairs rise to the first floor with cupboard immediately under. Further store cupboard previously housing the gas boiler. Radiator.

### CLOAKROOM

Suite comprising low level WC, wash hand basin. Tiled floor. Double glazed window to side.

### LOUNGE

17' 2" x 12' 5" (5.23m x 3.78m)  
Radiator. Two double glazed windows to front. Open working fire with York stone surround.

### KITCHEN DINER

17' 2" x 9' 9" (5.23m x 2.97m)  
Comprising stainless steel single drainer sink unit with light grain work top surfaces to both sides incorporating base units and cupboards under. Four ring electric hob, oven and grill under, extractor fan over. Double glazed window to side. Door and window to rear. Tiled floor. Radiator.



## LANDING

Access to loft space, which we understand is insulated with fitted ladder and housing the gas fired boiler. Cupboard housing the hot water cylinder.

## BEDROOM ONE

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed window to rear. Radiator.

## BEDROOM TWO

12' 6" x 7' 3" (3.81m x 2.21m)

Double glazed window to front. Radiator. Built in cupboard.

## BEDROOM THREE

9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window to front. Built in cupboard.

## BATHROOM

Suite comprising panelled bath with fitted shower screen and attachment over, low level WC, wash hand basin. Double glazed window to side. Tiled floor. Double radiator.

## OUTSIDE

Rear garden extends to approximately 35' in depth, enjoying a southerly aspect. Patio terrace to the immediate rear. Steps down to lawned area. Various established trees and bushes. Detached brick built garage with up and over door, power and light connected. Timber store room adjoining the rear of the garage. Front block paved drive with parking for up to three vehicles, lawned area immediately to the front.

## SERVICES

We understand mains electricity, water and gas are connected to the property.





**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Braintree District Council  
C  
C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.