



Westlea Gates
Birdbrook, Essex

**DAVID
BURR**



Westlea Gates, Sturmer Road, Birdbrook, Halstead, Essex CO9 4BB

Birdbrook is an attractive village on the Suffolk/Essex border enjoying local amenities including St. Augustine of Canterbury church, village hall, bowls club and several community clubs. Wider facilities are available in the nearby medieval market town of Clare (approximately 5.5 miles), Saffron Walden (approximately 13 miles) and the high-tech university City of Cambridge (approximately 22 miles) with its comprehensive cultural, recreational and shopping facilities. Furthermore, there are a variety of schools in the area including renowned independent schools in Stoke By Clare, Saffron Walden, Barnardiston and Cambridge. For the commuter, Stansted Airport is approximately 21 miles, whilst mainline rail services are available at Audley End (16 miles) with services to London Liverpool Street station, for which the travel time is as little as 49 minutes.

A generous detached property situated within private grounds in all about 1.0 acre (STS) with the potential for annexe accommodation, subject to the necessary planning consents. The property offers a range of luxurious finishes and modern luxuries and enjoys an abundance of parking with a double garage, double cartlodge and benefits further also from a further range of outbuildings.

A generous detached property situated within private grounds of about 1.0 acre (STS) with an abundance of parking, double garage, double cartlodge and a range of outbuildings

Entrance into:

HALLWAY: With staircase leading to the first floor and doors to:

SITTING ROOM: A generous double aspect reception room split into two parts. The initial Sitting Area enjoys an outlook to the front and side and a gas fireplace inset upon a stone hearth. An opening leads through to the Family Area with sliding doors to the rear and door to:

KITCHEN/BREAKFAST ROOM: Comprehensively fitted with a range of wall and base units under worktop with Butler sink inset. Integrated appliances include a range style cooker and dishwasher. Plenty of space for dining table and chairs. Door leading out and door to:

DINING ROOM: Another generous reception room with tiled flooring and inset gas fireplace. Opening through to the:

STUDY AREA: Creating the potential for a downstairs bedroom with doors leading out.

BATHROOM: Comprehensively fitted with a freestanding bath with ball and claw feet, separate walk-in shower, WC, bidet, vanity sink, heated towel rail and extensively tiled walls and flooring. Access to a **Dressing Area** with large built-in wardrobe.

First Floor

LANDING AREA: With access to:

BEDROOM 1: A dual aspect, generous double bedroom with door opening to the **Dressing Room** with comprehensively fitted storage space.

BEDROOM 2: Another generous double bedroom with outlook to the rear and an opening to the **Dressing Room** with comprehensively fitted storage space.

BEDROOM 3: Double bedroom with outlook to the front.

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SHOWER ROOM: Comprising a tiled shower cubicle, WC, pedestal sink unit and extensively tiled walls and floor.

Outside

The property is approached via security gates, in turn leading to a large expanse of gravel driveway providing parking and turning for multiple vehicles in turn leading to the **DOUBLE GARAGE** with electric roller shutter doors with light and power connected, with further parking to the side and gates leading through to the side of the property where further parking can be found in the form of a **DOUBLE CARTLODGE**. The property sits in generous grounds of all about 1.0 acre (STS), with a large expansive traditional lawn set adjacent a paved dining terrace and interspersed with a range of mature trees and fruit trees, bordered by a copse and paddocks to either side, backing onto a disused railway line.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: E. £2711.62 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

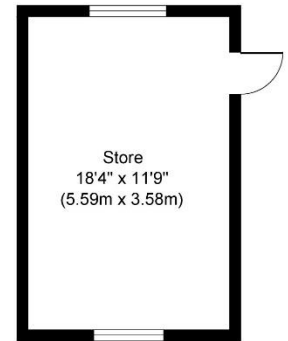
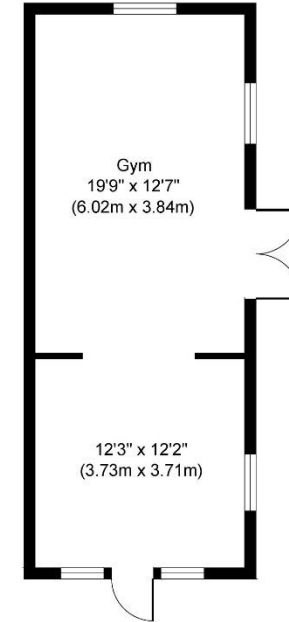
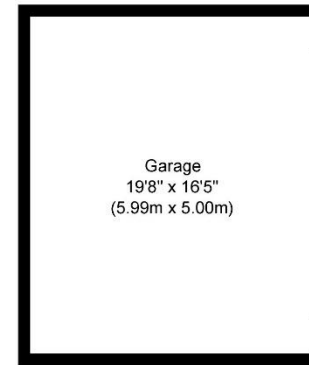
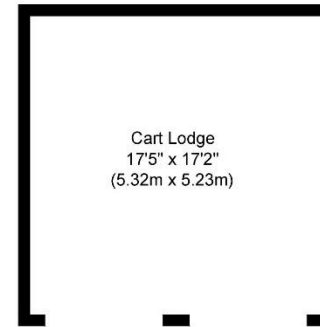
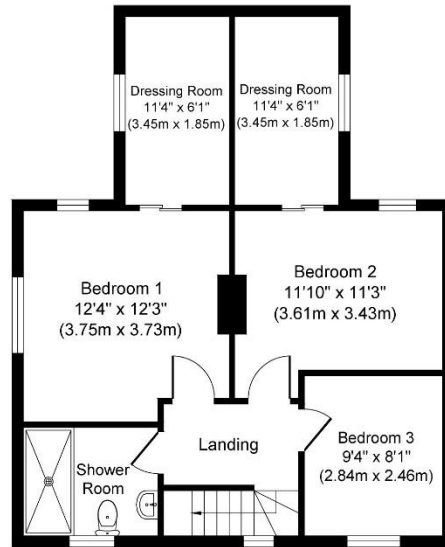
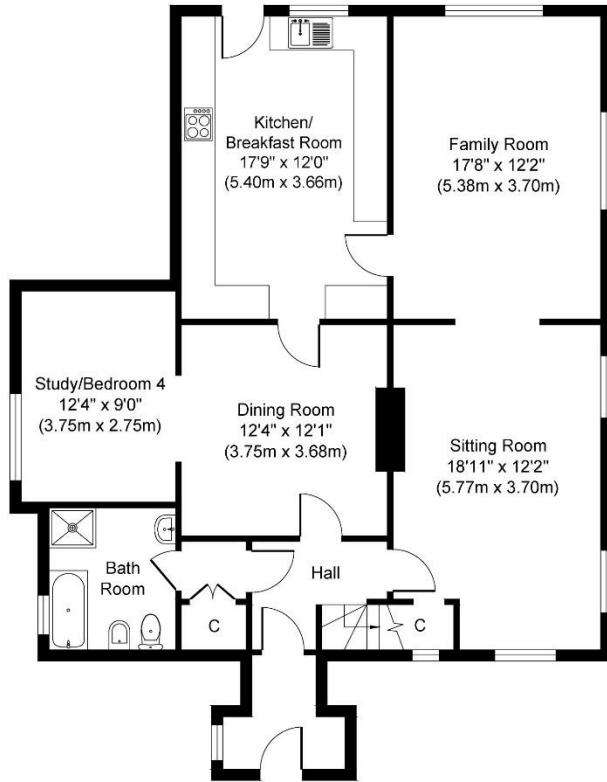
FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Outbuilding
Approximate Floor Area
1,230 sq. ft
(114.29 sq. m)

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.





