



**SCOTT
MADDISON**



4 The Pippins

Beridge Road
Halstead
CO9 1JY

£465,000

Freehold

DOUBLE GLAZED
GAS RADIATOR CENTRAL HEATING
LOUNGE/DINER
KITCHEN
CLOAKROOM
FOUR BEDROOMS
EN-SUITE SHOWER TO MASTER



Part glazed composite entrance door to:

LARGE HALL

Stairs rise to the first floor. Radiator.

LOUNGE/DINER

29'5 x 11'9 > 8'9 Lounge Area - Double glazed window to front. Radiator. Gas fire with marble surround. Under-stairs storage cupboard.

Dining Area - Sliding doors to rear. Radiator.

KITCHEN

15'1 x 10'9 maximum reducing Comprising one and a half bowl single drainer sink unit with solid wooden worktop surfaces to both sides. Extensive range of light grey veneer units under and surrounding. Built in five ring gas hob with extractor canopy over. Integrated washing machine, dishwasher, large full height fridge and frost free under counter freezer. Built in double oven and grill. Wine cooler. Double glazed window to side and rear aspects. Double radiator.

REAR HALL

Half glazed door to garden.

CLOAKROOM

Suite comprising low level WC and wash hand basin.

FIRST FLOOR

LANDING

Access to loft space which we understand is insulated with fitted ladder and power socket. Airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' x 12' max Double glazed window to front. Radiator. Treble built in wardrobe cupboards.

EN-SUITE

Suite comprising enclosed tiled shower cubicle with glass door. Low level WC and wash hand basin. Under floor heating. Radiator.

BEDROOM TWO

13'3 x 8'10 Double glazed window to front. Radiator. Over-stairs storage cupboard.

BEDROOM THREE

12'10 x 8'6 Double glazed window to rear. Radiator.

BEDROOM FOUR

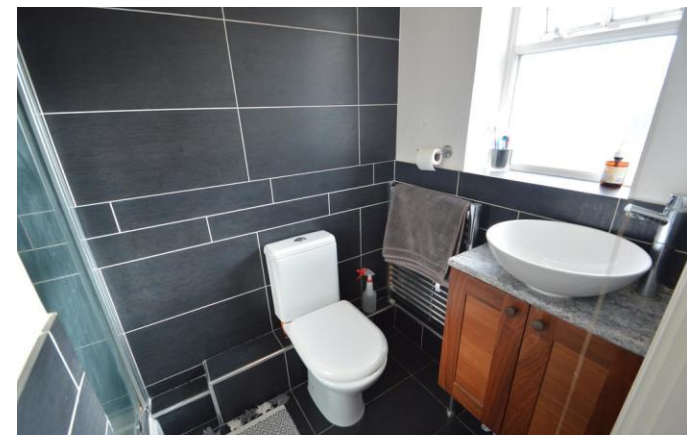
10'7 x 7'9 L-shaped maximum Double glazed window to rear. Radiator.

BATHROOM

Suite comprising full length panelled bath, low level WC and wash hand basin. Double glazed window to rear. Radiator.

OUTSIDE

The rear garden extends to approx. 60ft in depth in two tiers. The immediate section to the rear is laid to patio with iron railings and steps down to the low maintenance landscape with wooden decking terrace. Steps down to the rear garden and boundary with stream within. Weeping willow tree. Gate and side access leads to front. Generous parking for 2-3 vehicles and integral single garage with up and over door, power and light connected.

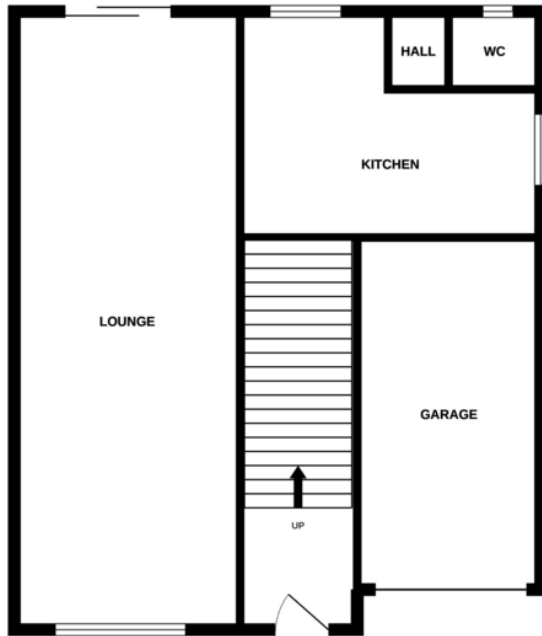


**Local Authority
Council Tax Band
EPC Rating**

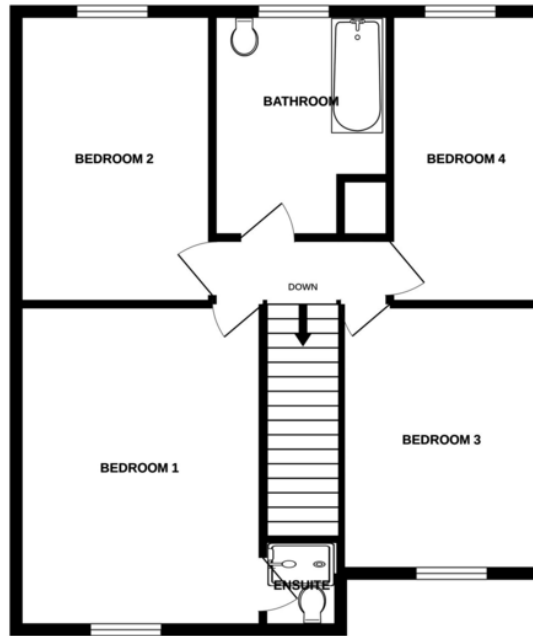
Braintree District Council

E
D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		