



**2 ALEXANDRA ROAD**

Sible Hedingham, Halstead.

Guide price £370,000

DAVID  
BURR



## 2 Alexandra Road, Sible Hedingham, Halstead, CO9 3ND

2 Alexandra Road is an established detached single storey dwelling within a popular and well served village enjoying a central, whilst quiet location, within easy reach of the wide range of amenities that are on offer.

A decorative part glazed door under an arched entrance porch leads to the inviting reception hall which has doors off to the main bedrooms. The sitting and dining rooms are of a semi-open plan nature and are segregated by an attractive open feature arch. They both have attractive solid oak flooring, and the sitting room benefits from a fireplace with a brick hearth and a gas fire. There are French doors which open to an impressive garden room which has views to the garden. The room has a vaulted ceiling with two rooflights, French doors to the terrace and provides comfortable informal entertaining space.

From the reception hall is a practical study with fitted cupboards and a workstation, which could readily be used as a third bedroom if desired, as beyond is a well-appointed cloakroom with a tiled floor, large vanity unit with ample storage and a matching WC. The kitchen is centrally situated within the house and is fitted with a range of floor and wall mounted shaker style units with integral appliances that include an 'AEG' gas hob, with a 'Zanussi' extractor above, 'Electrolux' oven and grill and a dishwasher. There is a convenient breakfast bar and views to the garden at the rear. An arch leads to a practical utility space which has plumbing for a washing machine and sliding patio doors to the terrace.

The two principal bedrooms are situated to the front of the property, one of which has a large bay window, and the other a fitted wardrobe. These are served by a fully tiled shower room which has a large walk in shower cubicle, a vanity unit with extensive storage and a matching WC.

The property is approached via a five-bar gate and has an attractive brick wall to the front with a pedestrian gate, behind which is a large paved drive leading to the garage which is interspersed with flower beds containing lavender and spring bulbs. There is access to the rear via a brick wall with an arch topped gate, and a path with a raised bed to the side.

The rear garden is delightful, and distinctly segregated by an impressive split-level terrace immediately to the rear of the property which provides a tranquil and private entertaining area. Attractive dwarf retaining walls have densely stocked flower beds and a number of attractive specimen trees. There is a pergola covering a south facing seating area, beyond which is a winding path that segregates large areas of lawn that are interspersed with a variety of herbaceous borders, and a silver birch tree provides a focal point. At the end of the garden is a greenhouse and a storage building with a slate roof and weather boarded elevations which has power and light.

The accommodation comprises:

Reception Hall	Sitting room
Dining room	Kitchen
Utility room	Conservatory
Two bedrooms	Study room
Shower room	Garage

### Agents notes:

The property would readily accommodate a loft conversion subject to the necessary consents being granted.

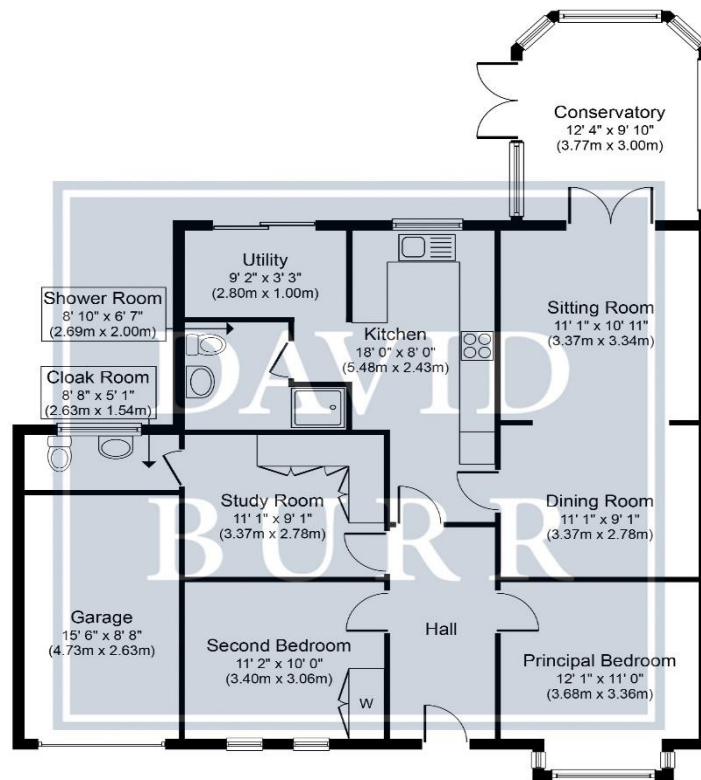
### Location

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.

### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins





**Approximate Floor Area**  
**1,216 sq. ft.**  
**(113.0 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. 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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### Additional information

Services: Main water, electricity and drainage.  
 Gas fired heating to radiators. Tenure: Freehold  
 EPC rating: E Council tax band: D  
 Broadband speed: up to 58 Mbps (Ofcom).  
 Mobile coverage: EE, O2, Three & Vodafone (Ofcom).  
 None of the services have been tested by the agent.  
 Local authority: Braintree District Council (01376) 552 525.  
 Viewing strictly by appointment with David Burr.  
 DAVIDBURR.CO.UK

### Contact details

Castle Hedingham (01787) 463404  
 Long Melford (01787) 883144  
 Clare (01787) 277811  
 Leavenheath (01206) 263007  
 Bury St Edmunds (01284) 725525  
 Woolpit (01359) 245245  
 Newmarket (01638) 669035  
 London (020) 7390888  
 Linton & Villages (01440) 784346



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