



**57 HAWKWOOD ROAD**

Sible Hedingham, Essex, CO9 3JR

**Guide price £320,000**

**DAVID  
BURR**





57 Hawkwood Road, Sible Hedingham, Halstead, Essex, CO9 3JR

A superbly presented and extended attached house, providing a very generous 925sqft of living accommodation, featuring many recent improvements and enjoying a pleasant position looking south west, over countryside to the rear.

In addition to an impressive open plan kitchen/dining room, the property also offers a spacious yet cosy sitting room, two double bedrooms, parking for several vehicles, a refurbished garage/workshop and a lovely sunny position, with no neighbours behind.

A glazed entrance door and matching side light provide access to the entrance hall which in turn provides access to the sitting room, dining area, utility room and the garage. A stair flight rises to first floor level with useful understairs storage cupboard below. The sitting room is a lovely, cosy yet well proportioned living space the focal point of which is a gas fired real flame effect contemporary style fire. There is a large window to the front providing ample light (we understand that a plantation style shutter will be fitted in due course). The utility/cloakroom room is a very useful area and features fitted counter top, space for appliances and plumbing, storage cupboard, sink top, wall mounted gas boiler and low level WC.

The dining area is well proportioned, with a tiled floor and this in turn opens out to a lovely bright and spacious kitchen. The kitchen features counter tops fitted to three sides, sink top, classic shaker style cabinets providing drawers and cupboards to both floor and eye level, induction style hob with stainless steel back plate and matching canopy, double oven with space for a microwave overhead and space and plumbing for dishwasher. Window and French doors leading to patio terrace.

To the first floor there are two double bedrooms both of which are delightful and light filled. The principal bedroom has a large window facing to the south west overlooking surrounding countryside. The front bedroom features a bespoke fitted wardrobe and a large window to the front. The bath/shower room is also well proportioned and incorporates a shower cubicle, bath, low level WC, hand wash basin, tiled floor and heated towel rail. From the landing there is access to the loft space via hinge trap and ladder, useful storage cupboard and window to front.

The garage has been refurbished and features insulated walls with plywood lining. There is a doorway through to the hallway, double doors to the front and a door providing access to the rear garden. We understand that the garage now features its own independent power supply circuit.

To the front of the property there is parking potential for several vehicles. The rear garden is arranged over two tiers. The upper tier is predominantly laid to patio with small lawned area and is a wonderful sun trap, subject to prevailing weather conditions. Fortunately there is a full width electric awning to offer shade. There is a storage area behind the garage and a step down to the lower tier which is lawned and features covered storage.

The well presented accommodation comprises:

Two double bedrooms	Large open plan kitchen/dining room
Bath/shower room	Garage/workshop
Entrance hallway	Plenty of parking
Sitting room	Private, south/westerly facing garden
Utility/cloakroom	Countryside to rear

Agents notes:  
The owners have recently carried out improvements to many areas of the property including; installation of bare metal column style radiators, fitting of lovely plantation style shutters redecoration, recarpeting, replastering, replacement of internal doors, sockets and switches, replacement of gas boiler, insulation and lining of the garage, electrical upgrades. Under floor heating through kitchen and dining room.

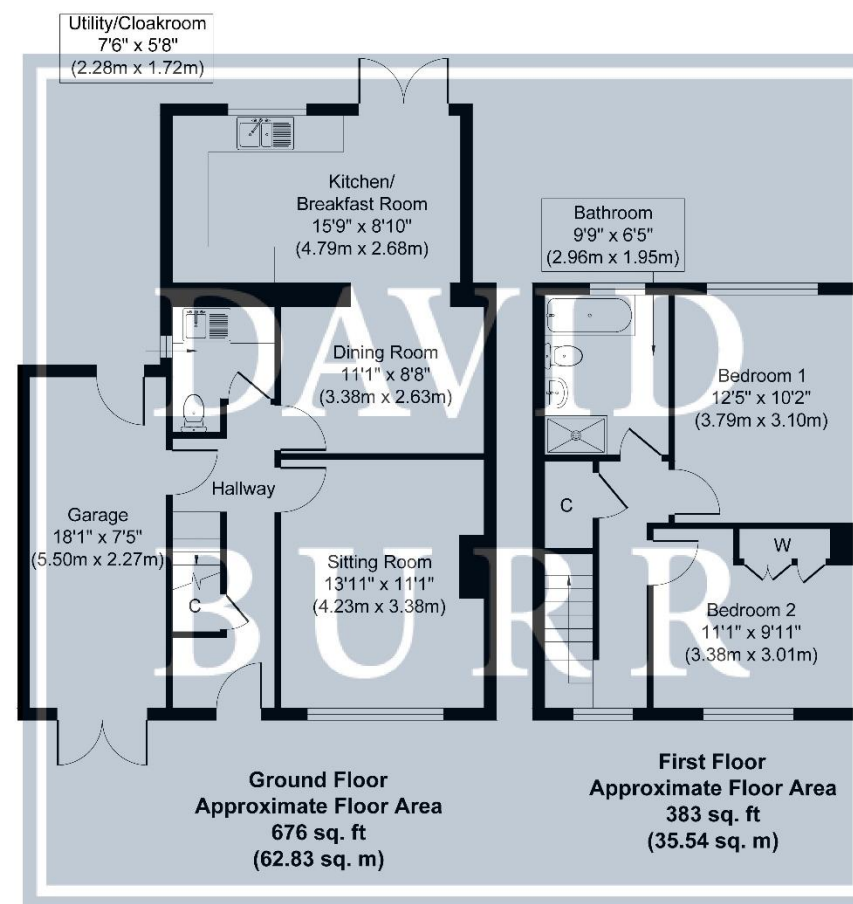
**Location**  
Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including 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









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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## Additional information

Services: Main water, electricity and drainage

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

Tenure: Freehold

Broadband speed: up to 1000 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](http://DAVIDBURR.CO.UK)

## Contact details

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