



**SCOTT  
MADDISON**



**Gabilan, Lamb Lane**

Sible Hedingham  
Halstead  
CO9 3RT

**£695,000**  
**Freehold**

DETACHED CHALET  
APPROX. 1.4 ACRES  
OIL RADIATOR CENTRAL HEATING  
SEMI RURAL LOCATION  
TASTEFULLY UPDATED KITCHEN  
DOUBLE GARAGE  
NO ONWARD CHAIN





UPVC entrance door to

### **HALL**

Stairs rise to the first floor. Radiator. Vinyl flooring. Under stairs cupboard.

### **BEDROOM THREE**

11' 2" x 10' 0" (3.4m x 3.05m)

Radiator. UPVC double glazed window to front.

### **LOUNGE**

19' 10" x 13' 6" (6.05m x 4.11m)

Double glazed window to front. Sliding patio doors to rear. Inset wood burner. Radiator.

From the hall, leads to utility room.

### **DINING ROOM**

11' 3" x 9' 6" (3.43m x 2.9m)

Double glazed window to side. Radiator.

### **BATHROOM**

Tasteful white four piece suite comprising full length panel bath, pedestal wash hand basin, low level WC. Walk in tiled shower cubicle. Double glazed window to rear. Radiator. Tiled floor.



## KITCHEN

12' 3" x 11' 6" (3.73m x 3.51m)

Enamel single drainer sink unit with mixer tap, work top surfaces to both sides. Oil fired boiler. Tumble dryer, dishwasher and washing machine (to remain). Electric hob with oven and grill under, fitted microwave and fridge freezer. Central breakfast island. Matching base and wall cupboards, ceiling downlighting. Laminate flooring. Window to rear. Door to side.

## LANDING

Double glazed window to front. Access to loft space, which we understand is insulated.

## BEDROOM ONE

15' 0" x 12' 1" (4.57m x 3.68m)

Double glazed window to front and side aspect. Radiator.

## BEDROOM TWO

10' 10" x 10' 9" (3.3m x 3.28m)

Double glazed window to front. Two windows to the side. Radiator. Double cupboard housing the hot water cylinder. Double cupboard.

## OUTSIDE

Positioned on a mature plot of approximately 1.4 acres, a generous sweeping in and out drive at the front with lawned area adjacent. The rear garden slopes down and is predominantly laid to lawn with numerous flower and shrub display borders and fruit trees. Oil storage tank. Double garage with up and over door, power and light connected.

## SERVICES

We understand that mains electricity and water are connected to the property. The sewerage is via a septic tank.

## AGENT'S NOTE

There is currently a planning application in with Braintree District Council, application number: 22/01483/HH for the erection of a two storey extension to the side, guidance only.







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

Braintree District Council  
E  
TBC



ENERGY PERFORMANCE CERTIFICATE TO FOLLOW

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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.