



**SCOTT
MADDISON**



30 Balls Chase

Halstead
Essex
CO9 1NY

Offers over £400,000
Freehold

UPVC DOUBLE GLAZING
FITTED KITCHEN
TWO RECEPTION ROOMS
UTILITY ROOM
FOUR BEDROOMS
EN-SUITE SHOWER TO MASTER
40' SOUTH WEST FACING SIDE GARDEN



Composite replacement part glazed entrance door to

HALL

Turning stairs rise to the first floor with storage cupboard under. Tiled floor. Radiator with wooden cover.

CLOAKROOM

Suite comprising low level WC, wash hand basin. Storage cupboards. Double glazed window to front.

FITTED KITCHEN

11' 6" x 10' 3" (3.51m x 3.12m)
Tastefully fitted with grey fronted veneer units. Comprising ceramic one and a half bowl sink unit with mixer tap. Sweeping granite work top surfaces to both sides. Extensive range of base units incorporating cutlery drawers, integrated dishwasher and bin drawer. Four ring induction hob with extractor canopy over, oven and grill, microwave/oven above. Cupboard housing the gas fired boiler. Tiled floor. LED lighting to plinth boards. Radiator. Double glazed window to the rear. Open plan to



UTILITY AREA

Door to side. Tiled floor. Two full height useful storage cupboards, one with space and connections for washing machine and tumble dryer.

DINING ROOM

12' 8" x 11' 1" (3.86m x 3.38m)

Double glazed French doors to side. Window to front. Tiled floor.

LOUNGE

14' 8" x 11' 6" (4.47m x 3.51m)

Solid oak flooring. Double glazed door to rear. Window to side. Feature inset remote controlled electric fire within attractive fire place surround.

LANDING

Cupboard housing the hot water cylinder. Further storage cupboard. Access to the loft space, which we understand is insulated.

BEDROOM ONE

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window to front and side aspects. Radiator.

EN-SUITE SHOWER

Comprising single shower with bi-folding doors, fully tiled. Electric shower. Low level WC, wash hand basin. Range of built in cupboards. Double glazed window to side.

BEDROOM TWO

10' 0" x 8' 10" (3.05m x 2.69m)

Double glazed window to side. Radiator.

BEDROOM THREE

11' 3" x 7' 9" (3.43m x 2.36m)

Double glazed window to rear. Radiator. Large mirrored wardrobe.

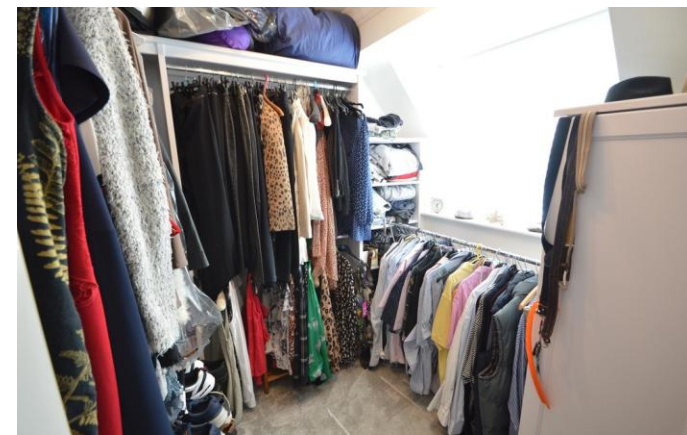
BEDROOM FOUR

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front. Radiator. Wardrobe cupboard.

BATHROOM

Tasteful white suite comprising full length panelled bath with shower attachment and screen, low level WC, wash hand basin. Range of white fronted fitted storage cupboards. Double glazed window to rear. Chrome ladder radiator.





OUTSIDE

The side garden extends to approximately 40' in depth, enjoying a south westerly aspect. Patio terrace to the immediate side, steps up to the remainder of the garden, mainly laid to artificial lawn. Numerous flower and shrub display borders. Large seating area enjoying good seclusion for summer evenings. Access and low maintenance garden area to the rear. Secure gate leading to front. Double length parking adjacent to the property. Detached brick built garage with up and over door, power and light connected. Wooden storage unit adjoining.

SERVICES

We understand gas, water and electricity are connected to the property.

Council Tax band D.



Local Authority
Council Tax Band
EPC Rating

Braintree District Council

D

D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |

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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.