



**SCOTT  
MADDISON**



**1 Mallows Field**

Halstead  
CO9 2LQ

**£299,950**  
**Freehold**

GAS RADIATOR CENTRAL HEATING  
UPVC WINDOWS  
THREE BEDROOMS  
UPDATED BATHROOM SUITE  
TWO RECEPTION ROOMS  
KITCHEN  
75' SOUTH EAST GARDEN





Composite entrance door to

### HALL

Stairs rise to the first floor. Double radiator.

### DINING ROOM

11' 1" x 11' 4" (3.38m x 3.45m)

UPVC window to front. Radiator. Wood laminate flooring. Gas coal effect real flame fire with tiled surround.

### KITCHEN

12' 0" x 7' 3" (3.66m x 2.21m)

Fitted with a range of modern white fronted units comprising stainless steel one and a half bowl single drainer sink unit, work top surfaces to both sides. Range of base units incorporating cutlery drawers, matching wall cupboards over. Recesses and connections for both washing machine and dishwasher. Four ring gas hob with extractor canopy over, double oven and grill. UPVC window and half glazed door to rear. Wood laminate flooring.



## LOUNGE

11' 9" x 10' 11" (3.58m x 3.33m)

Wood laminate flooring. Deep under stairs storage cupboard. UPVC window to rear. Gas coal effect real flame fire with surround. Double radiator.

## LANDING

Access to the loft space which we understand is insulated. Cupboard housing the electric meter.

## BEDROOM ONE

11' 10" x 11' 2" (3.61m x 3.4m)

UPVC window to front. Radiator. Built in shallow cupboard.

## BEDROOM TWO

11' 11" x 11' 0" (3.63m x 3.35m)

UPVC window to rear. Radiator.

## BEDROOM THREE

8' 10" x 6' 6" (2.69m x 1.98m)

UPVC window to rear. Radiator. Double cupboard housing the gas fired boiler.

## BATHROOM

White suite comprising full length panelled bath with shower attachment over, semi circular shower screen, low level WC, wash hand basin. Chrome ladder towel rail. Ceiling downlighting. UPVC double glazed frosted window to front.

## OUTSIDE

The rear garden extends to approximately 75' in depth. Two brick stores, one storage, the other housing the low level WC. The garden is mainly laid to lawn and is divided into two sections with low picket fencing, lap panel fencing to the left hand boundary. Secure gate occupying the rear boundary and hard standing with two generous car parking spaces. Vehicular access available at all times.

## SERVICES

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



Local Authority  
Council Tax Band  
EPC Rating

Braintree District Council

B  
D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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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.