



14 EARLE GREEN

Great Yeldham, Essex, CO9 4FE

Guide price £425,000

**DAVID
BURR**



14 Earle Green, Great Yeldham, Halstead, Essex, CO9 4FE

Recently constructed by renowned local developer ROSE, a very impressive and well proportioned three bedroom detached house, which presents in 'as new' condition. The bedrooms are all spacious, the fittings of an excellent quality, and the large south westerly facing, and very private open plan living/dining area, is highly impressive particularly with the bi-fold doors fully open to the equally private rear garden.

The homes at Nun's Green have a superb specification, with modern finishes mixed with contemporary design. Every home that forms this development has been carefully positioned for the residents' convenience, with each road, pathway and green space enhancing access and kerb appeal.

Part glazed entrance door set below storm porch canopy, and leading to entrance hall. Doors leading to the cloakroom, living area and stair flight rising to first floor level. The cloakroom features a two piece suite with window to front. The open plan living/dining room is a particularly impressive area, flooded with light due to its south westerly orientation and large four panelled bifold doors, across the rear. There is a window to the side for additional light and a very useful understairs storage cupboard. Access through to the kitchen.

The kitchen is well delightfully appointed with contemporary countertops on two sides incorporating sink top and mixer tap, ceramic cooker hob with stainless steel back plate and matching canopy extractor hood. Integrated appliances including; fridge/freezer, compact size dishwasher and washing machine, eye level oven/grill with oven below. Fitted units are in classic shaker style with storage to both floor and eye level, window to front.

First floor

A well proportioned landing provides access to three bedrooms, in addition to the airing cupboard with the hot water cylinder. Smoke detector and access to loft space.

The principal bedroom features a double fitted wardrobe with mirror fronted sliding doors, radiator, and window to front. Door leading to an ensuite which is fitted with a one and a half size shower cubicle with sliding door, with wall hung wash basin and vanity drawers below, concealed system WC, tiled floor area, heated towel rail, extractor fan and window to front.

Bedroom two is a very spacious room with radiator and window overlooking the rear garden which faces to the south west. The third bedroom features a radiator with window to the rear. The family bathroom features a bath with mixer tap, shower head and riser rail, wall hung hand wash basin, low level WC, tiled floor area, extractor fan, heated towel rail and window to side.

Exterior

A short pathway leads to the entrance door with courtesy lights either side of the open storm porch. To the left hand side of the house is a block paviour drive way leading to a large pitched roof garage and side access to the rear garden. The rear garden is approximately 62ft (18 metres) deep and has been landscaped to form two distinct tiers.

The lower tier is primarily laid to patio with the upper tier lawned, all retained by panelled fencing. Sited within the garden is the air source heat pump and there is a rear door to the garage which is of excellent size with pitched roof for plenty of storage, up and over door and power and light connected. Outside is a water tap and external power supply.

The well presented accommodation comprises:

Three generous bedrooms	Large open plan living/dining room
Principal bedroom with ensuite	Kitchen with appliances
Family bathroom	Large detached garage
Entrance hall	Balance of NHBC guarantee
Delightful sash windows	Large detached garage
Balance of NHBC guarantee garden	Private 19m (62') south westerly facing rear garden
Cloakroom	NO ONWARD CHAIN

Agent notes:

Heating is via underfloor to the ground floor, with radiators to the first floor. There are lovely plantation style shutters and sash windows, in addition to high quality floor coverings throughout. Internal doors are in a contemporary style with vertical fluting and substantial, there are also numerous television and USB charging points, in addition to exterior lighting.

To ensure that the open space within the development is kept to a high standard all properties will pay an Estate Charge. This charge is currently estimated at £272.60 per annum, per property. A full breakdown of what the estate charge covers is available on request. The estate will be managed by EWS Chartered Surveyors, Property Management Team.

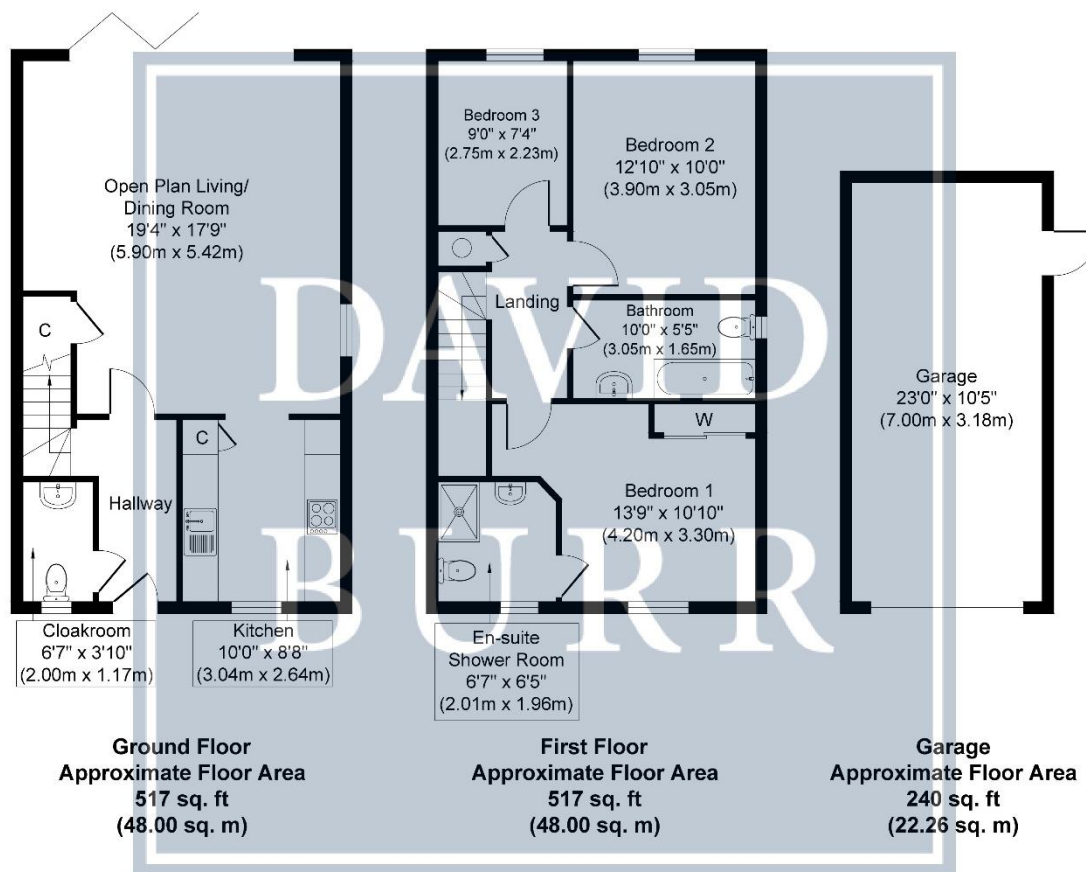
Location

Great Yeldham is a popular village with a wide range of amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Sudbury and Braintree provide for more extensive needs including rail services.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Cambridge 28 miles
Braintree 10 miles	Stansted approx. 30 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

Air source heat pump to underfloor heating system and to radiators on the

first floor. EPC rating: B Council tax band: D Tenure: Freehold

Broadband speed: up to 1800 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

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