



**Spring Way, Sible Hedingham, Halstead CO9 3SB**



**welcome to**

**Spring Way, Sible Hedingham, Halstead**

This stunning family home has been meticulously planned and finished to a very high standard throughout.

Located in on a highly popular development in the village of Sible Hedingham is this beautiful property that is ready for you to move in, unpack and



### **Entrance Hall**

Triple glazed composite front door and obscure triple glazed window to front aspect. Stairs leading to first floor. Spot lights. Radiator.

### **Cloakroom/Utility Room**

Suite comprising wc and hand basin. Towel rail. Space for white goods. Spot lights. Door leading to garage.

### **Study**

Built in storage and desk. Loft access. CCTV feed. Spot lights. Underfloor heating. Door leading to cloakroom/utility room and dining room.

### **Lounge**

Access from entrance hall. Opens into dining room. Open fire. Radiator. TV point trunked into wall.

### **Kitchen**

Triple glazed window to front aspect. Solid wood worktops. Range of matching wall and base units. Electric oven and 5 burner gas hob. Space for fridge/freezer. Integrated dishwasher. Stainless steel sink/drainage. Two walls are tiled. Extractor fan.

### **Dining Room**

Four leaf bi-fold doors to rear garden. Solar reflect glass. Porcelain floor tiles. Spot lights. Wired in lamp sockets. Underfloor heating. Door leading to study/office.

### **Landing**

Matching oak doors leading to bedrooms and family bathroom.

### **Bedroom One**

Triple glazed window to front aspect. Spot lights. Air con. Trunked tv point. Built in wardrobes with smart storage solutions. Radiator. Door leading to en-suite.

### **En-Suite**

Obscure triple glazed window to rear aspect. Glass door. Suite comprising double shower with Mira dual digital shower and monsoon head with hand held attachment, wc and wall mounted sink with vanity. Electric mirror. Underfloor heating. Fully tiled in porcelain to match family bathroom.

### **Bedroom 2**

Two triple glazed windows to front aspect. Radiator. Air con. Storage cupboard.

### **Bedroom 3**

Triple glazed window to rear aspect. Radiator. Air con.

### **Bathroom**

Obscure triple glazed window to rear aspect. Suite comprising bath with Mira digital power shower and bath filler, wall hung wc and resin sink with vanity unit. Large mirror. Fully tiled in porcelain to match en-suite. Underfloor heating. Mood lighting.

### **Front Garden**

Obscure triple glazed window to rear aspect. Suite comprising bath with Mira digital power shower and bath filler, wall hung wc and resin sink with vanity unit. Large mirror. Fully tiled in porcelain to match en-suite. Underfloor heating. Mood lighting.

### **Rear Garden**

Aluminium 4 leaf bi-folding doors looks out to beautifully landscaped garden. Level threshold doors allow the outdoor non slip porcelain tiles to flow seamlessly with the indoors creating a fabulous entertaining area.

The brick built outdoor kitchen boasts black granite worktops and undermount stainless steel sink with plenty of storage. Terraced area has plenty of outdoor sockets. Natural slate steps leads to a well maintained lawn with matching brick edging to border the grass.

the view to the back sites a beautifully well built play house with tiled roof and beamed walls. Small raised sleeper garden for bedding plants.



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## Spring Way, Sible Hedingham, Halstead

- Stunning Family Home
- Garage and off street parking for 3-4 cars
- Beautiful landscaped garden
- Desirable Village Location
- Cul-de-sac

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HST108379 - 0004

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