



## Ducks Puddle Cottage Mill Lane, Pebmarsh, Halstead, Essex, CO9

Asking Price £695,000

- Viewing is highly recommended
- Fitted kitchen and utility room
- Garden
- Four bedroom and separate Annex
- Stunning views over Village Church
- Summer house
- Two reception rooms
- Detached
- Parking

## Ducks Puddle Cottage Mill Lane, Halstead CO9 2NN

With stunning views over the village church this detached 4 bedroom family home with an attached annex providing independent living having its own entrance door. The property consists of two reception rooms, conservatory, study area, fitted kitchen, utility and downstairs shower room. To the first floor there are four bedrooms, with the master having an ensuite together with a family bathroom. Immaculate gardens front and rear, large garden room with power and light connected. Off road parking behind gates. Viewing is a must to avoid disappointment.



Council Tax Band: E



### Front Entrance/ Lobby

Entrance to the property is via brick path leading to wooden front door to lobby, door to :-

### Lounge/Diner

21'5" x 11'6"

Two double glazed windows to front aspect, two feature radiators, engineered wood flooring, exposed beams to walls and ceiling, feature fireplace inset with wood burner, doors to -

### 2nd Reception Room

11'5" x 10'4"

Double glazed window to front aspect, engineered wood flooring, feature radiator, exposed beams to ceiling and walls. Feature fireplace. Open to :-

### Study Area

16'2" x 5'0"

One double glazed window to rear and one glazed window to front aspect, radiator, part engineered wood flooring/part carpet.

### Kitchen

18'4" x 12'2"

Double glazed windows to side aspect and rear aspect, range of base units and glazed eye cabinet, single sink with mixer tap set also providing boiling water and filtered cold water, double cooker with extractor over, space for fridge/freezer. radiator, inset lighting to compliment, double glazed French doors to conservatory.

### Utility Room

9'0" x 4'11"

Double glazed window to side aspect, range of base units, single sink with mixer tap set, plumbed for washing machine, dishwasher and room for tumble dryer, door to :-

### Downstairs Shower Room

Double glazed window to side aspect, low level WC, wash hand basin, shower cubicle, heated towel rail, fully tiled walls and floor to compliment.

### Conservatory

14'10" x 9'10"

Double glazed with tiled floor to compliment, door to annex, French doors leading to garden.

### Hallway and Stairs

Stairs to first floor, exposed beams to walls and ceiling, radiator, engineered wood flooring understairs storage, French doors to garden

### Upstairs Landing

Double glazed window to rear aspect radiator, feature wall, loft hatch, doors to :-

### Bedroom One

14'10" x 8'11"

Double glazed window to rear aspect,, radiator, built in wardrobes, door to :-

### En Suite Shower Room

Low level WC, wash hand basin, enclosed shower cubicle, heated towel rail, tiled walls to compliment

### Bedroom Two

11'11" x 11'5"

double glazed window to front aspect, radiator, storage cupboard.

### Bedroom Three

11'11" x 9'10"

Double glazed window to front aspect, radiator.

### Family Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over, heated towel rail, tiled walls and floor to compliment.

### Bedroom Four

11'10" x 9'10"

Double glazed window to front aspect, radiator.

### Annex Lounge/Bedroom

16'2" x 14'4"

Double glazed windows to both side aspects, wood effect vinyl flooring, two radiators, base and eye level units, single sink with mixer tap set, space for fridge, fitted storage cupboard in lounge area, storage units and space for bed in bedroom area. independent exterior door to rear garden.

### Shower Room

Low level WC, wash hand basin, walk in shower, tiled walls to compliment.

### Rear Garden

Enclosed rear garden laid to lawn with mature shrubs and borders providing access to :-

### Garden Room

15'5" x 8'11"

wooden construction/composite cladding summer house which has power and light connected, with patio area.

### Parking

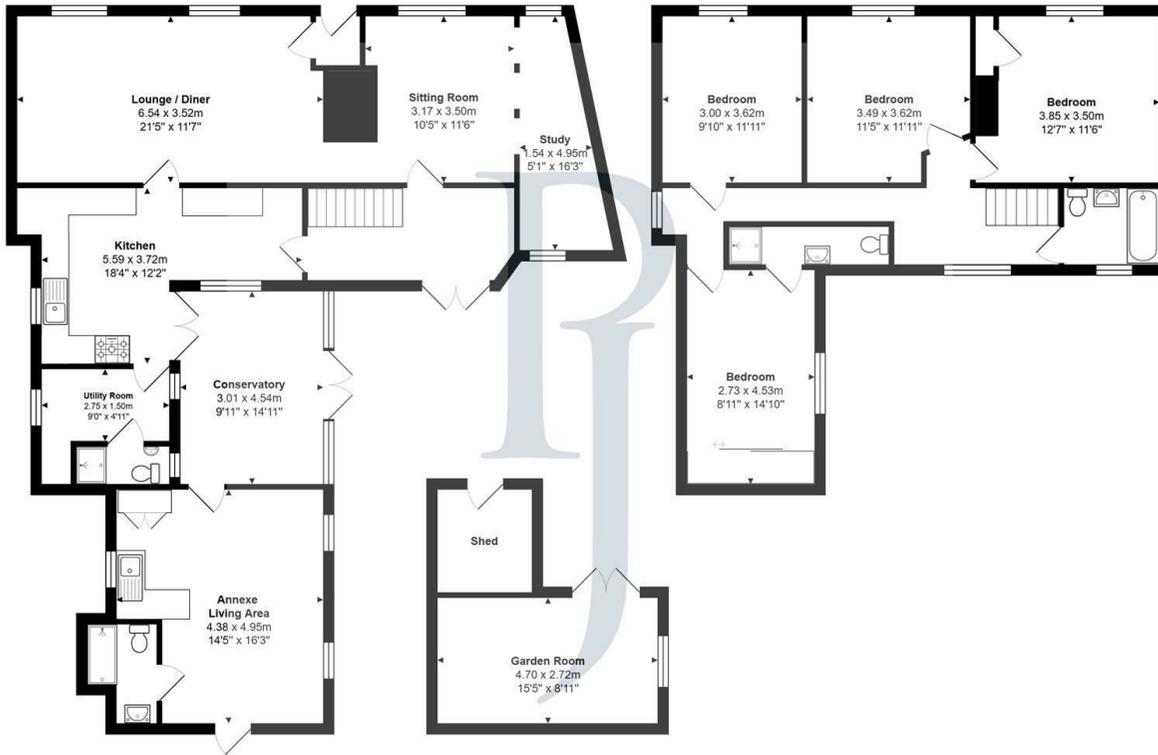
Parking for several cars via wooden gates to hardstanding.

### Front Garden

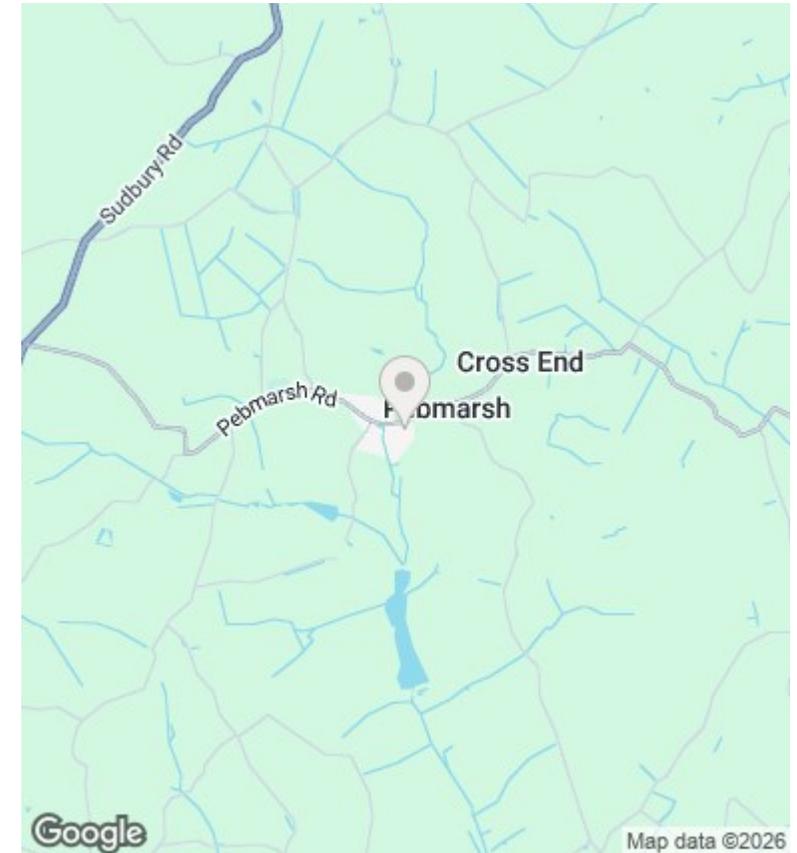
Commencing with brick path, range of mature shrubs and borders, overlooking the village church.







Total Area: 184.0 m<sup>2</sup> ... 1980 ft<sup>2</sup> (excluding garden room, shed)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	42
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	