



BRAMBLE COTTAGE, LEATHER LANE,

GREAT YELDHAM, HALSTEAD, ESSEX, CO9 4HZ

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Bramble Cottage is a well-presented three bedroom detached cottage set in the popular village of Great Yeldham. The property is comprised of two double bedrooms, one single bedroom, family bathroom, w/c, kitchen, utility room and dining room. There is ample off-road parking behind a gated driveway that provides access to the detached double garage and enclosed rear garden.

Oil Fired Central Heating | EPC D | Council Tax Band E

Tenure Freehold



Property

Bramble Cottage is approached via a storm porch that welcomes you to the property. The entrance hallway opens to a kitchen with integrated dishwasher, oven, extractor hood and hob. There is also space for a free-standing fridge / freezer. Ample storage is provided by a good array of cupboards and drawers all set within an attractive granite worksurface.

The cosy dining room is dual aspect and provides access to the utility room beyond that houses the oil-fired boiler as well as providing space and plumbing for a washing machine.

The four-piece ground floor bathroom features a shower cubicle, free standing double ended bath, toilet, handbasin and heated towel rail.

The sitting room is triple aspect with French Doors to the garden, and the central focus is the attractive log burner. Ascending the stairs to the first floor the master bedroom and bedroom two are both spacious doubles, the third bedroom (a single) benefits from a small built-in cupboard. Additional storage space is integrated into the eaves and located off the landing. The first-floor cloakroom completes the internal accommodation and is comprised of a

toilet and handbasin.

Outside

The property set back behind a gated driveway providing off road parking for a number of vehicles as well as access to the detached double garage. The oil tank is located at the front of the plot and is discretely screened from view.

The enclosed rear garden benefits from a vegetable patch and patio area that spans the rear of the property making the most of the southerly aspect. The garden is well planted with a range of mature trees and shrubs as well as the lawn.

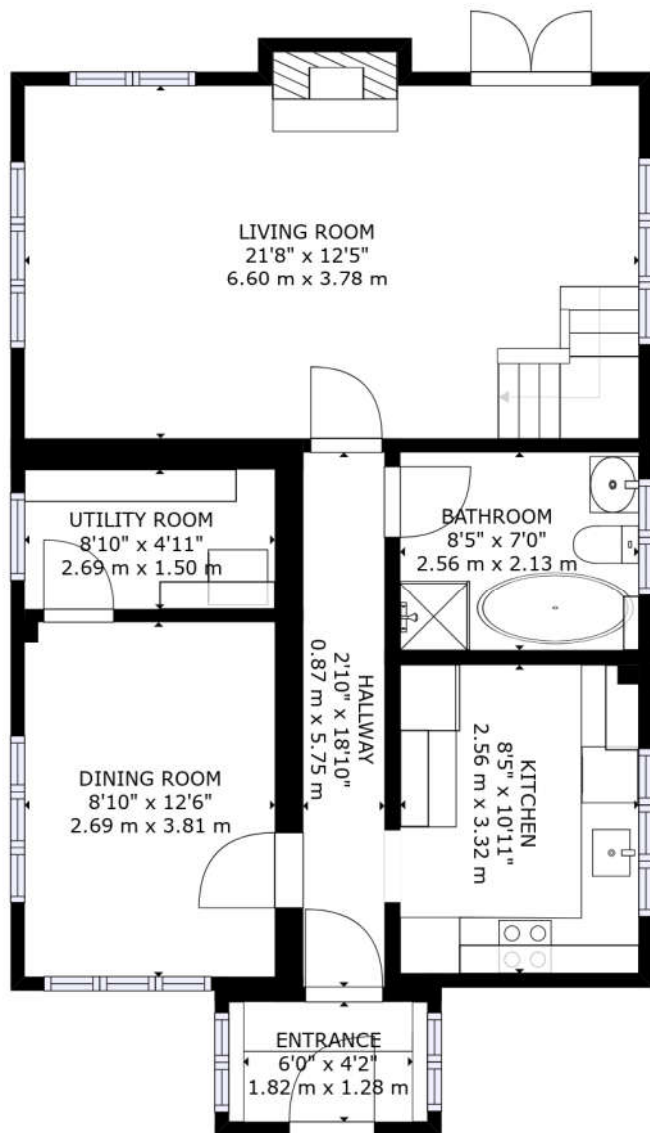
Situation

Great Yeldham is a popular village located on the Essex / Suffolk border and benefits from a range of local amenities including a post office and village store, the local primary school was rated as 'Good' at the latest Ofsted report.

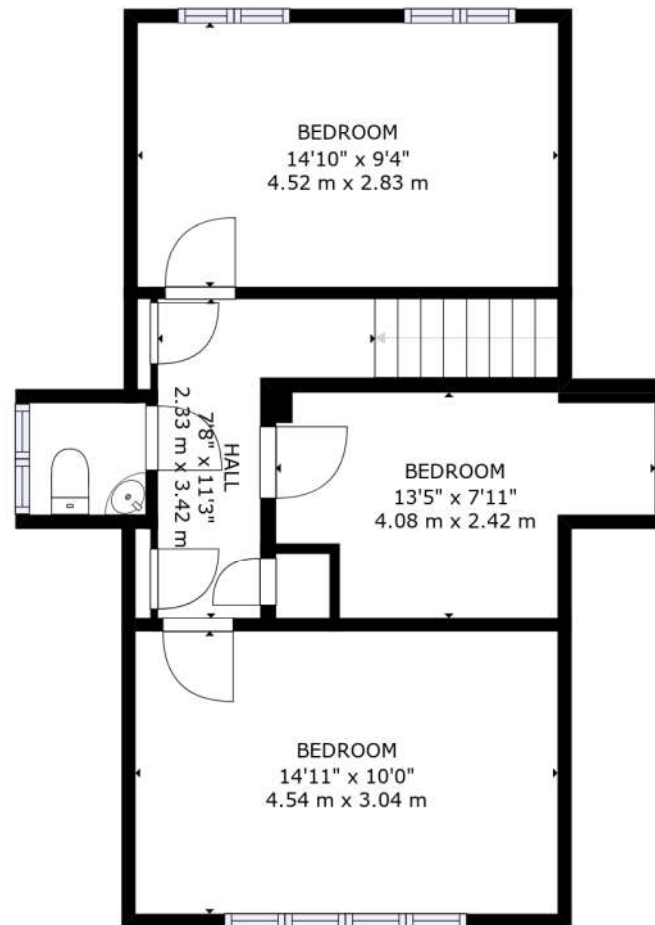
A short drive away is the pretty market town of Sudbury which offers a broader range of facilities including a choice of supermarkets and high street retailers, as well as a branch line train service connecting to the Liverpool Street mainline service at Marks Tey.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 720 sq. ft, 67 m², FLOOR 2: 496 sq. ft, 46 m²
EXCLUDED AREAS: , PORCH: 33 sq. ft, 3 m²
TOTAL: 1216 sq. ft, 113 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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