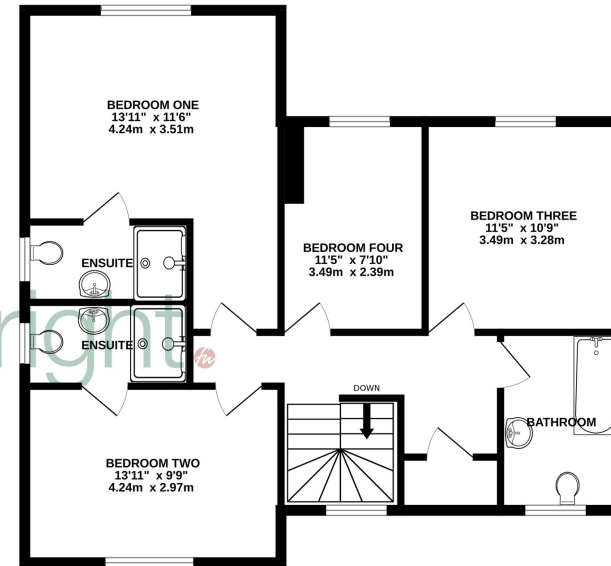
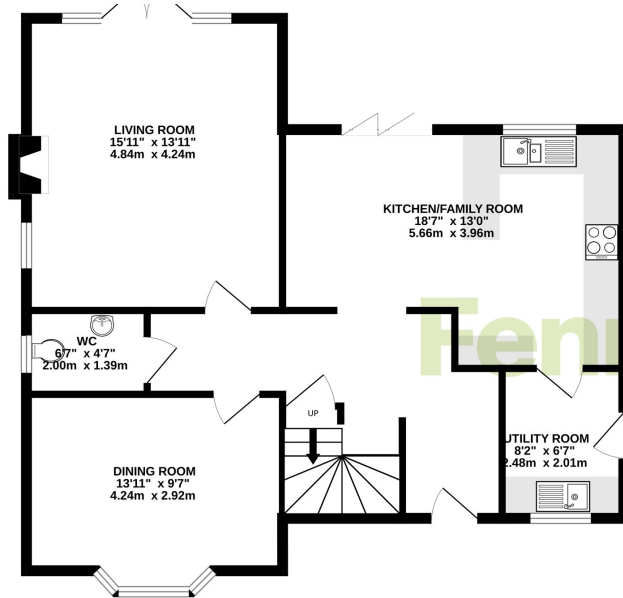




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Signature

Plot 2—Lymwood, Field View, Toldish Hall
Road, Great Maplestead, CO9 2RB



Consumer Protection Regulations 2008

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This four-bedroom detached property is tucked away with unparalleled views of the rural landscape. Situated in the village of Great Maplestead with ample opportunities for nature walks just steps away, convenient proximity to neighbouring towns and great transport connection. Constructed to a high standard with environmentally conscious features like underfloor heating, thermostats with dual controls, and a heating system powered by air source heat pump. Exquisite Silestone countertops, integrated appliances, charming oak style cottage doors and lavish rainfall showers, all contributed to a level of opulence.

Stepping into the property, you are greeted by a spacious reception hall. The heart of the home lies at the back, where the kitchen dining area is located. This space is equipped with modern appliances, a breakfast bar for casual meals, and bi folding doors that lead out to a stunning terrace, providing breathtaking views of the well-maintained fields. Adjacent to the kitchen is a spacious utility room that offers ample storage for coats and shoes. During the colder months, you can cozy up in the lounge with its inviting wood burner, and in the summer, you can seamlessly bring the outdoors in through the French doors that also lead to the elevated terrace.

The dining room / home office is located to the front of the home, with its bay window offering an ideal position to work from. The downstairs cloakroom is accessed from the hallway with WC, wash hand basin and fitted mirror.

The bedrooms on the first floor offer stunning views from both sides, with the picturesque countryside visible from nearly every window. Both the master bedroom and second bedroom come with convenient ensuite bathrooms featuring a rainfall shower and modern fixtures, including fitted mirrors. The family bathroom also boasts a spacious and luxurious modern design, again with fitted mirror.

The back of the property features an elevated terrace ideal for alfresco dining any time of the year with steps leading to a lawned area, perfect for children to play. To the front, there is a beautifully designed

landscape with a carport and parking for two or three vehicles.

This property presents a unique opportunity to purchase a new build home in a highly sought-after location.

Location

The village of Great Maplestead is set just 2 miles outside of Halstead, and offers a plethora of scenic walking trails. This vibrant community is home to the St. Giles C of E Primary School and also features its own Village Hall, expansive playing fields and the picturesque St. Giles Church, which provides a stunning view of the valley from the heart of the village. Sudbury, a bustling market town, is conveniently situated nearby, approximately 30 minutes away by car is Colchester, 45 minutes is Bury St Edmunds and an hour is Cambridge. The village also benefits from regular bus services to Halstead and Sudbury.

Travel Links

The nearest train stations are at Sudbury, Braintree and Colchester with access to London, Ipswich and Norwich.

Directions

Please use the postcode CO9 2RB for SatNav

Important Information

With an EPC rating of 'B', this property has been well-insulated to prioritize energy efficiency and comfort. Modern methods of construction have been used with the installation of an air source heat pump, providing energy for underfloor heating to the ground floors, controlled radiators to the first floors and hot water.

Services - Air source heat pump, electric, mains water and mains drainage.

Tenure - Freehold

Ref - WIT240034/SAL



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