



Braintree Road

Braintree, CM77 8JB

Guide Price £900,000



Boasting an unoverlooked 0.4 ACRE PLOT (stls) with a detached ANNEX & masses of POTENTIAL TO EXTEND is this substantial FIVE DOUBLE bedroom property. Offering THREE GARAGES, gated parking, FIVE reception rooms & backing onto farmland - Viewing essential.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed lead lined window to front aspect, stairs to first floor, radiator, carpeted flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque lead lined to side aspect, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

LOUNGE: (26'08" x 20'02")

Double glazed lead lined windows to front and rear aspects, fireplace surround, radiator, carpeted and wood flooring, smooth ceiling, double glazed lead lined french doors to rear garden and french doors to dining room.

DINING ROOM: (16'00" x 16'04")

Radiator, Karndean flooring, smooth ceiling, lead lined french doors to rear aspect.

KITCHEN / BREAKFAST ROOM: (15'10" x 15'06")

Double glazed lead lined windows to side and front aspects, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, electric hob, extractor hood, integrated dishwasher, space for fridge/freezer, radiator, Karndean flooring, smooth ceiling, door to utility room.

UTILITY ROOM:

Double glazed lead lined window to side aspect, base units with edged work surfaces, space for washing machine and tumble dryer, boiler, radiator, tiled flooring, double glazed lead lined door to side.

STUDY: (11'06" x 7'02")

Double glazed lead lined door to rear aspect, radiator, Karndean flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Velux sky lights, loft access, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (25'02" x 11'11")

Double glazed lead lined window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

DRESSING AREA:

Built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque lead lined window to rear aspect, enclosed double shower unit, partly tiled walls, freestanding bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

BEDROOM TWO: (15'11" x 11'11")

Double glazed lead lined window to front aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE: (13'09" x 11'09")

Double glazed lead lined window to front aspect, radiator, laminate wood flooring, smooth ceiling.

BEDROOM FOUR: (12'01" x 9'04")

Double glazed lead lined window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

BEDROOM FIVE: (10'01" x 10'02")

Double glazed lead lined window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque lead lined window to rear aspect, enclosed shower unit, partly tiled walls, panelled bath with central mixer taps, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

ANNEX ACCOMMODATION:-

ENTRANCE PORCH:

Double glazed windows to side and rear aspects, polycarbonate roof, double glazed door to conservatory.

CONSERVATORY: (13'02" x 12'00")

Brick and UPVC construction, glass roof, vinyl tiles, double glazed lead lined french doors to kitchen.

KITCHEN / DINING ROOM: (17'03" x 13'00")

Double glazed lead lined window to front and rear aspects, matching wall and base units with roll top work surfaces, integrated fridge/freezer and dishwasher, one and a half bowl sink and drainer with central mixer taps, double oven, electric hob, extractor hood, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Velux window to side aspect, carpeted flooring, loft access, smooth ceiling.

MASTER BEDROOM: (11'02" x 9'01")

Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO: (17'00" x 10'05" x 9'10")

Double glazed lead lined window to front aspect, Velux window to side aspects, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:

Corner shower unit with rainfall shower head, inset WC, inset wash hand basin, tiled flooring, smooth ceiling, heated towel rail.

EXTERIOR:-

GARDEN: (0.4 Acre Plot)

Unlooked gated grounds, mainly laid to lawn with mature shrubs and trees, raised decking area, hardstanding patio area, overlooking fields to rear.

GARAGE, DRIVEWAY AND PARKING:

Detached double garage with electric roller doors, light and power. Additional single detached garage with up and over door, light and power with gated driveway parking for several vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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