



17 CHURCH LANE, BOCKING,

BRAINTREE, ESSEX CM7 5SE

NP NICHOLAS
PERCIVAL

Located in the conservation area of Bradford Street, Bocking, is this 5 bedroom detached family home, with 2 reception rooms, ground floor shower room, family bathroom, kitchen, single garage, ample off road parking and beautifully presented front and rear gardens.

Tenure Freehold | Council Tax Band E

Electric Car Charging Point

Solar Panels | Gas Central Heating | EPC D



Property

Located within a conservation area is this 5 bedroom detached family home in the sought after location of Bocking, offering easy access to the town centre of Braintree.

A storm porch welcomes you to the home and the entrance hallway (with useful storage cupboard) provides access to the sitting room with parquet flooring and dual fuel burner set within an attractive Bath stone fire surround.

A door to the rear leads through to a second sitting room/ dining room. The dining area (with exposed floorboards) enjoys views of the rear garden via sliding patio doors. Adjacent to the dining room is the kitchen with integrated Bosch Induction hob and integrated wall

mounted NEFF oven & grill. There is space and plumbing for both freestanding washing machine and dishwasher, as well as space for a freestanding fridge. Ample storage is provided by a good array of cupboards and drawers (solid Oak, shaker style) and finished with an attractive Quartz worksurface. Sink and drainer with further worksurface to side. The pantry (with air brick) provides very useful additional storage space and for added convenience there is a second utility sink. The shower room completes the ground floor accommodation and is comprised of a shower cubicle with mixer hose, handbasin, toilet and heated towel rail.

Ascending the stairs to the first floor, the main bedroom is to the front of the property (presently used as a twin room) and contains the airing cupboard.

The second bedroom (a double) enjoys dual aspects to the front and rear gardens. Bedroom 3 to the rear, is a double, bedrooms 4 and 5 are both single rooms and both have the benefit of built in wardrobes. Bedroom 5 is presently used as a work from home study.

Further storage is provided by a cupboard located on the landing. The family bathroom completes the internal accommodation and comprises a bath with shower mixer hose and accompanying shower screen, a pedestal handbasin, toilet and dual fuel heated towel

rail (running off both the heating system and in summer months independently via electric).

Outside

To the front of the property there is ample off road parking for several vehicles. The driveway provides access to the single garage, with up and over door to the front and side door to the rear. The garage has power and light supplied. To the front of the garage there is a charging point for electric vehicles. A gate to the side provides access to the rear garden.

The hedging to the front garden provides privacy and the garden itself is laid to lawn with mature beds, borders, trees (including Mulberry, Plum & Crab-apple) and shrubs.



The secluded rear garden offers a patio with pergola adjacent to the dining room. The garden is beautifully presented with mature planting including Cherry, Pear & Plum trees. The shed to the rear of the garden and the lean-to style greenhouse will remain with the property once sold.

Situation

Church Lane is located in the popular Bocking area of Braintree and is a short walk from the bustling town centre. The local primary school (and associated nursery) were both rated as 'good' at the latest Ofsted report.

Braintree itself is a lovely market town with a range of shopping, dining and recreational

facilities including the popular 'shopping village'.

For the commuter the A120 and A131 are close at hand, the A12 is also easily accessed.

There is a regular train service to London Liverpool Street, with journey times of approximately one hour.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of

fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



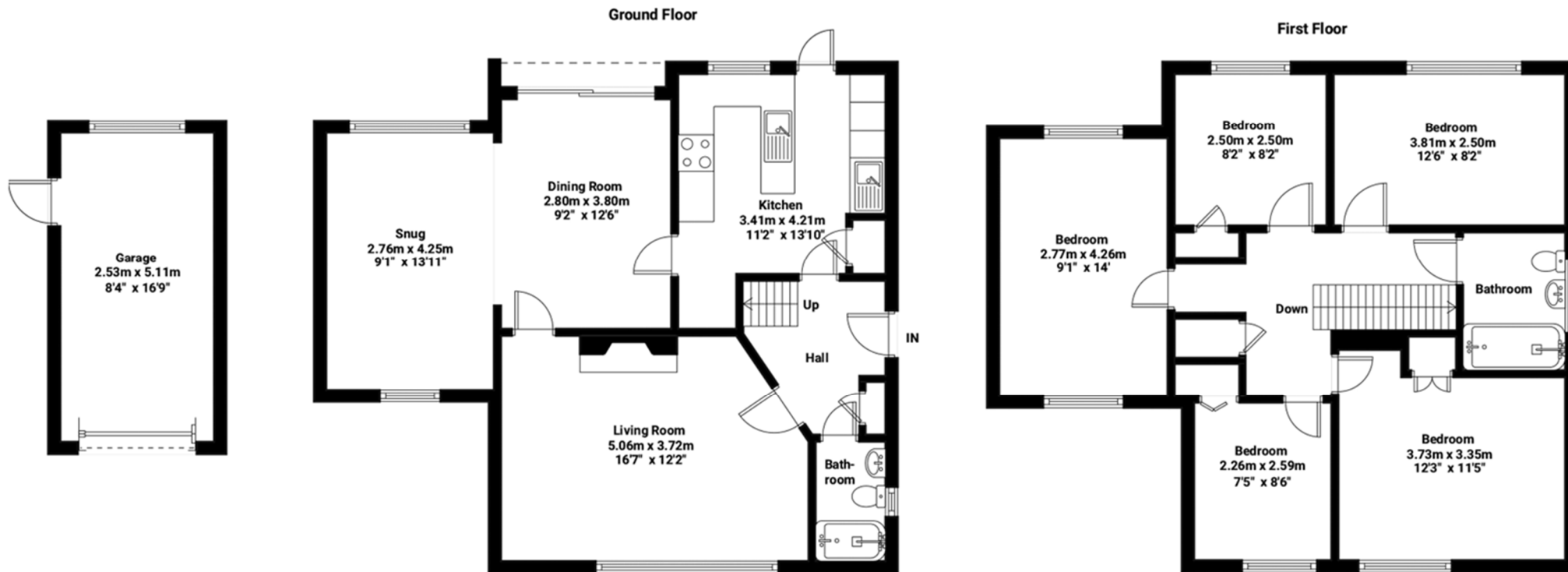
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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, gas, 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).

NP NICHOLAS PERCIVAL

NICHOLAS PERCIVAL are proud to be members of;







TOTAL APPROXIMATE FLOOR AREA:
1423.3 sq ft (132.23 sq mt)
House : 1284.1 sq ft (119.3 sq mt)
Garage : 139.2 sq ft (12.93 sq mt)

Church Lane, Bocking, Braintree

Illustration for identification purposes only. Measurements are approximate and not to scale.



North

