



## FRESIAN CLOSE, BRAINTREE

GUIDE PRICE £550,000

- 4 BEDROOM DETACHED HOUSE
- CUL-DE-SAC LOCATION
- LIVING ROOM WITH FEATURE STONE FIREPLACE
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- LARGE REAR GARDEN
- ORNAMENTAL PONDS, WATERFALL AND FOUNTAINS
- DOUBLE GARAGE



Located within close proximity of the town centre and at the end of a cul-de-sac, this 4 bedroom detached family home comprises a living room with fireplace and French doors to conservatory (giving access to rear garden), kitchen breakfast room with separate utility room, dining room and a downstairs cloakroom. The first floor consists of a principal bedroom with en-suite, another 3 bedrooms and a family bathroom. To the front, there is off-street parking for 2 vehicles, additional block-paved parking for one more vehicle and a double garage with eaves storage. The rear garden is split into a variety of sections with ornamental ponds, water fall and fountain, large area of lawn, raised seating area, further patio area ideal for entertaining and a fenced-off utility area housing 2 timber sheds.







With panel and obscure glazed uPVC front door opening into:

#### **Entrance Hall**

With stairs rising to first floor landing and under stairs storage cupboard, wall mounted fuseboard, ceiling lighting and smoke alarm, wall mounted radiator, array of power points, bamboo flooring, doors to rooms.

#### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, obscure window to front, inset ceiling downlighting, wall mounted radiator, tiled flooring.

#### **Living Room 19'1" x 11'4"**

With twin windows to front aspect and further French doors and side lights out to conservatory and rear garden beyond, feature working fireplace with stone hearth and surround, wall mounted lighting, wall mounted radiators, TV, telephone and power points, bamboo flooring, twin doors leading to;

#### **Conservatory 12'9" x 11'4"**

With a uPVC and polycarbonate roof with Georgian glazed windows and doors on 3 aspects, tiled flooring, ceiling lighting, wall mounted air conditioning for hot and cold, power and TV points.

#### **Kitchen Breakfast Room 11'4" x 9'6"**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated water softener, 4-ring electric hob with double oven under, tiled splashback and extractor fan above, recess power and plumbing for dishwasher, breakfast bar with wall mounted radiator, ceiling lighting, tiled flooring, door through to;

#### **Utility Room**

Comprising matching cupboards and drawers with stone effect work surface, single bowl single drainer stainless steel sink unit with mixer tap, wall mounted Worcester boiler, recess power and plumbing for both fridge-freezer and washing machine, ceiling lighting, wall mounted radiator, continuation of the tiled flooring, power points, panel and Georgian glazed uPVC door to rear garden.

#### **Dining Room 11'4" x 9'1"**

With twin windows to front aspect, ceiling lighting, wall mounted radiator, power points, bamboo flooring.

#### **First Floor Landing**

With window to front, ceiling lighting, smoke alarm, power point, airing cupboard with hot water cylinder and slatted shelving, fitted carpet, access to loft that is partially boarded with ladder, lighting and power, doors to rooms.

#### **Bedroom 1 – 12'1" x 11'9"**

With twin windows overlooking rear garden, array of built-in wardrobe and drawers, wall mounted radiator, ceiling lighting, power points, wood effect laminate flooring, door to;

#### **Ensuite**

Comprising a fully tiled and glazed shower cubicle with twin head shower, pedestal wash hand basin with mixer tap, close coupled WC, electric shaving point, extractor fan, ceiling lighting, obscure window to rear, wall mounted radiator, full tiled surround, wood effect laminate flooring.

#### **Bedroom 2 – 11'7" x 8'8"**

With window overlooking rear garden, built-in double wardrobe, ceiling lighting, wall mounted radiator, power points, fitted carpet.

#### **Bedroom 3 – 11'8" x 7'4"**

With window to front, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring.

#### **Bedroom 4 – 11'9" x 6'10"**

With window to front, ceiling lighting, wall mounted radiator, telephone and power points, wood effect laminate flooring, currently set up as a home office.

#### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, full tiled surround with glazed shower screen, pedestal wash hand basin with twin taps, close coupled WC, obscure window to rear, ceiling lighting, extractor fan, wall mounted radiator, wood effect laminate flooring.



# OUTSIDE

## The Front

The front of the property is beautifully nestled at the end of a cul-de-sac with tarmacadam driveway supplying off-street parking for 2 vehicles in front of double garage, additional block-paved parking for at least one more vehicle with pathway leading to front door and side.

## Double Garage

With up-and-over doors, eaves storage that is partially boarded, lighting and power points, side personnel door.

## Rear Garden

Approximately 96ft wide and 25ft in length, split into a variety of sections with ornamental ponds, water fall and fountains, a block paved raised seating area, further paved patio area ideal for entertaining, a large lawn retained by brick walling, close boarded fencing and mature hedging, further fenced-off utility area housing 2 timber sheds, outside lighting and water points can also be found.

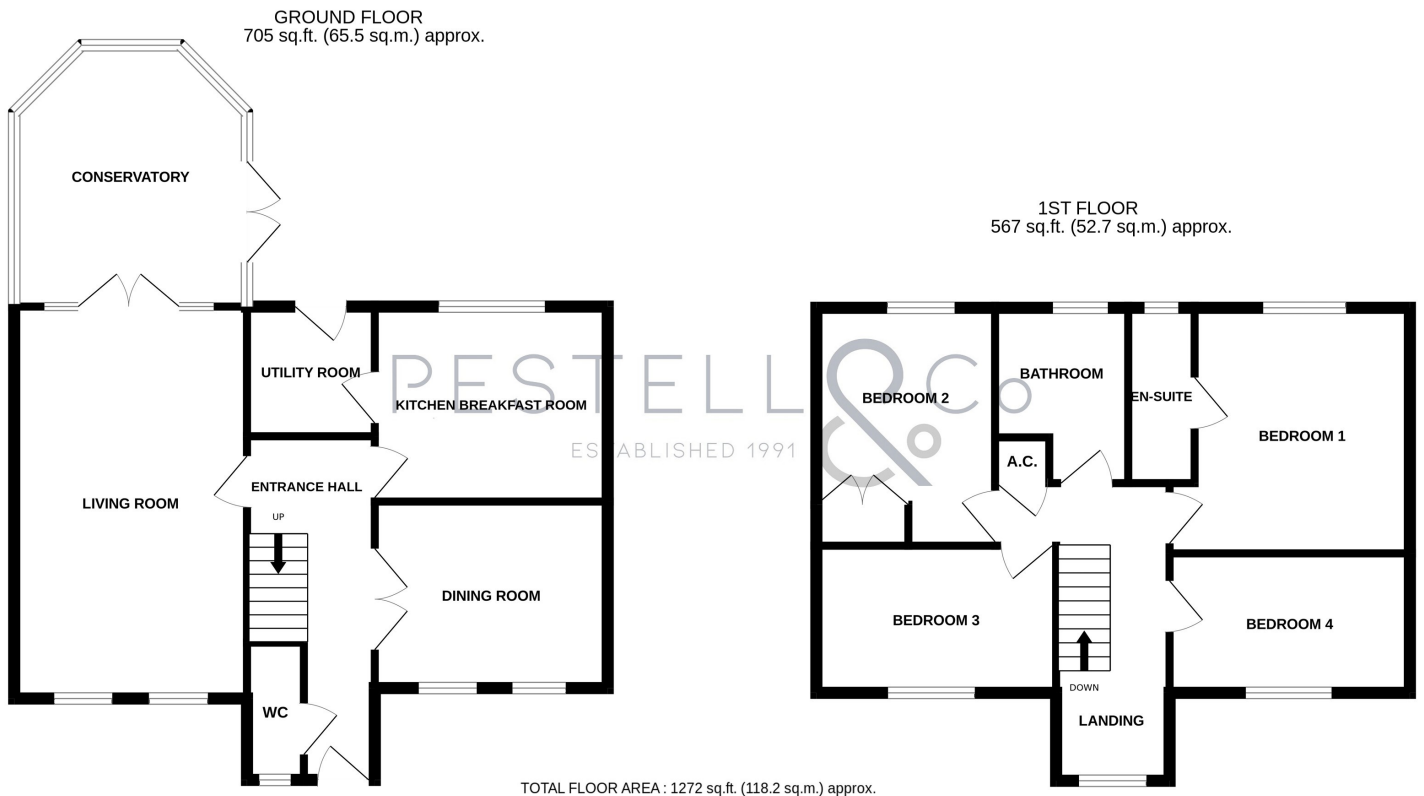


# DETAILS

EPC

TO FOLLOW

## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Fresian Close** is conveniently situated on the edge of Braintree Town, with its excellent all round shopping facilities and railway station with services to London (Liverpool Street). Also within close proximity is the Freeport Designer Outlet. This is a purpose built complex of modern pedestrianised avenues and squares hosting over 85 designer brand stores full of special offers and exclusive discounts, with well known places to eat, drink or to have some fun. Access to the A120 is quick and easy supplying routes to M11 and A12. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city, along with Stansted Airport and Bishop's Stortford.

## DIRECTIONS



## FULL PROPERTY ADDRESS

2 Fresian Close, Braintree, Essex, CM7 2FD

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, mains drainage, mains water, full fibre approx. 100 mbps download

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 02/12/2024. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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