



Keith
Ashton

St. Nicholas Grove, Ingrave
Brentwood



39 ST. NICHOLAS GROVE

Ingrave Brentwood, CM13 3RA

Guide Price £975,000

**** OPEN HOUSE - SATURDAY 23RD APRIL 10.00-2.00 - STRICTLY BY APPOINTMENT ONLY **** We are delighted to offer for sale this lovely five, double bedroom, detached family home in a perfect setting, situated at the end of a quiet cul-de-sac and with a secluded garden backing onto open farmland. This wonderful, spacious home offers flexible, light and airy living accommodation of 2433 sq.ft., which includes three receptions, ground floor study and a beautiful, wrap around, conservatory with vaulted roof and underfloor heating. The property benefits from being sold with no-on going chain and has scope for future enhancement, we therefore urge interested parties to view at their earliest convenience.

FIVE DOUBLE BEDROOMS
SHAKER STYLE KITCHEN

BACKING ONTO FARMLAND
WRAP AROUND CONSERVATORY

2433 SQ. FT. ACCOMMODATION
EN-SUITE TO MASTER BEDROOM

THREE RECEPTION ROOMS
EXCELLENT OFF STREET PARKING



Description

Entering the property viewers will find that there is a spacious entrance hall with stairs rising to the first floor. There is a ground floor w.c. which has an access door into the garage and utility area. Directly off the hallway is a study, handy for those choosing to work at home. Furthermore, to the ground floor there is a kitchen which is fitted in a good range of Shaker Style wall and base units and includes glass display cabinets. The kitchen has a Range style cooker with extractor above, along with an integrated wine cooler, and additional space for a large free-standing fridge/freezer. The kitchen is open plan to a breakfast room which has double doors through to the conservatory, the breakfast room is open plan also to a dining room, which then leads onto the living room. The living room has French doors with windows to either side which span the width of this room, thus allowing for lots of natural lighting. The French doors open onto the rear garden and offers views across the fields beyond. As previously mentioned, the property has a large, wrap around, conservatory with vaulted ceiling, underfloor heating, tiled floors, and offers further access to the rear garden, and door to the side garden area.

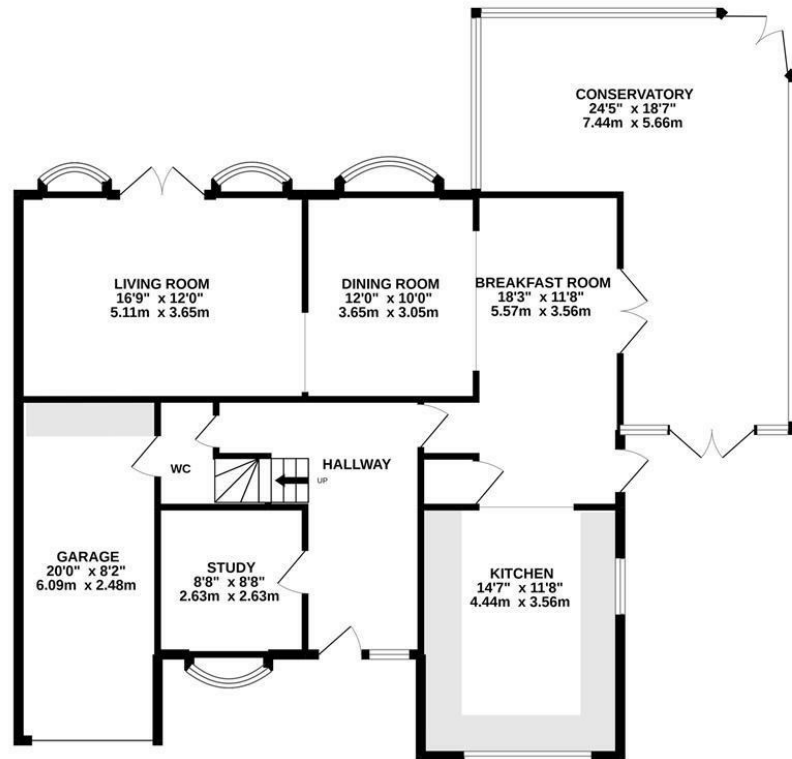
A spacious first floor landing with handy storage cupboards, gives access to all of the property's five double bedrooms. The master bedroom overlooks the rear of the property and benefits from an en-suite. Additionally, to this level there is a spacious family bathroom, along with a separate w.c and separate shower room.

Externally, the property has an established rear garden, of a good size which is mainly laid to lawn with a useful home office. There are wonderful views to the rear over open farmland, with the remainder of the garden being un-overlooked. A large shingle driveway to the front offers extensive off-street parking, in addition to an integral garage which has a utility area to the rear providing plumbing and space for washing machine / tumble dryer, with sink unit and work surface over. There is a further side garden which has a patio area and lawn. The side garden leads to and has access into the conservatory.

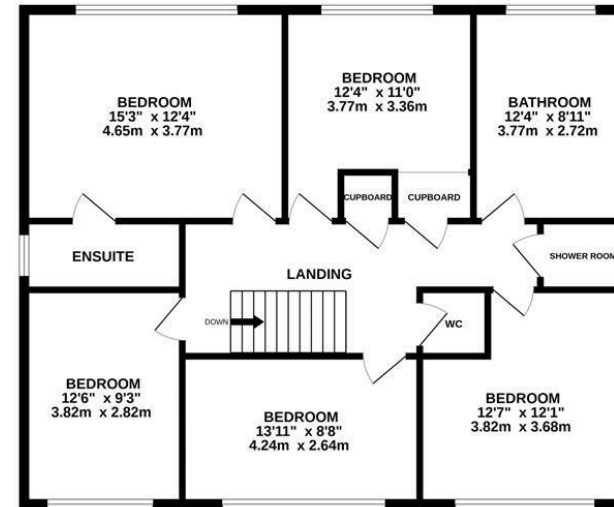




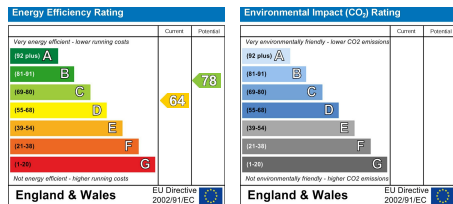
GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 2433 sq.ft. (226.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM13 3RA

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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