



HAY WOOD

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HERE TO GET *you* THERE

Haywood Hay Street, Braughing, SG11 2RJ

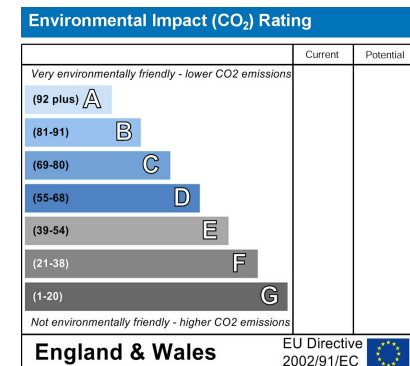
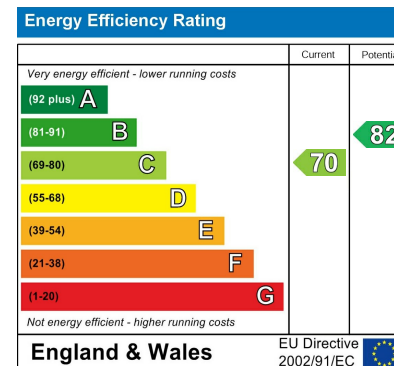


# Haywood Hay Street, Braughing, SG11 2RJ

Asking Price £885,000

Rare opportunity to acquire recently remodelled four bedroom family home, offering open plan modern living on the ground floor offering a great social entertaining area with bi fold doors onto large sun terrace overlooking open countryside. This is a superb family home and a must to view.

- Large open plan kitchen breakfast, dining and sitting areas.
- Well appointed utility room.
- Master bedroom with en suite shower room.
- Large gravel drive with space for four large SUV's.
- Large entrance hall. Down stairs cloak room.
- Large galleried landing.
- Two further double bedrooms and good sized single.
- 140 foot East facing rear garden with views across open countryside.



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Approximate Gross Internal Area  
179.75 sq m / 1934.81 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## **Ground Floor**

### **Entrance**

Large pitched roof storm porch. Front door flanked by two windows. Flanked by two contemporary carriage lamps.

### **Entrance Hall**

Inset coir mat. Herringbone floor with wet underfloor heating throughout downstairs living areas. Turning stairs to first floor. Inset ceiling lights. Understairs cupboard. Door to cloakroom. Inset ceiling lights. Doorway to kitchen breakfast area.

### **Cloak Room**

uPVC window to front. Low level WC with hidden cistern. Contemporary wall hung ceramic wash hand basin. Extensive tiling. Inset ceiling lights. Extractor fan. Tiled floor and splash back.

### **Kitchen Breakfast Room**

Wrap around range of pan drawers, eye, base, display and full height units with quartz work tops part providing breakfast bar. Inset AEG four ring ceramic hob with central extractor. Eye level twin AEG ovens. Built in fridge freezer. Inset stainless steel double sink. Built in Electrolux dishwasher. uPVC window to front. Open to dining area. Inset ceiling lights. Doorway to utility room.

### **Utility Room**

Matching to kitchen units, eye, base and full heights units with quartz worktops. Inset stainless steel sink. Built in fridge freezer. Space and plumbing for washing machine and tumble dryer. Inset ceiling lights. Fully glazed uPVC door to side. Vaillant gas fired central heating boiler.

### **Dining Room**

uPVC window to front and two to side. Inset ceiling lights. Double sided multi fuel burner, shared with sitting room.

### **Sitting Room**

Bright room with uPVC window to side and full width bank of bi fold doors to rear. Double sided multi fuel burner, shared with dining room.

## **First Floor**

### **Galleried Landing**

Spacious and bright with uPVC window to front. Airing cupboard housing pressurised hot water tank. Loft access, not boarded. Inset ceiling lights.

### **Master Bedroom**

uPVC window to rear. Radiator below. Inset ceiling lights. Door to en suite.

### **En Suite Shower Room**

uPVC window to side. Contemporary suite comprising low level WC with hidden cistern. Contemporary wall hung vanity / wash hand basin. Walk in wet area shower. Inset ceiling lights. Chrome ladder style heated towel rail. Extractor fan.

### **Family Bathroom**

uPVC window to rear. Contemporary suite comprising low level WC with hidden cistern. Contemporary wall hung vanity / wash hand basin. Panel bath with mixer tap and power shower over with drench head. Inset ceiling lights. Chrome ladder style heated towel rail. Extractor fan.

### **Bedroom Two**

uPVC window to rear. Radiator below. Inset ceiling lights.

### **Bedroom Three**

uPVC window to front. Radiator below. Inset ceiling lights.

### **Bedroom Four**

uPVC window to front. Radiator below.

## **Outside**

### **Front Garden**

Large raised shingle drive offering parking for at least four large SUV's. Outside tap. Wall mounted external power sockets. Gated side access to both sides of property.

### **Rear Garden**

Large professionally laid sun terrace. Outside tap, wall mounted power sockets and extensive external lighting. Gated side access to both side. Large area laid to lawn. Far reaching views across countryside to rear. Garden shed.

### **Agents Note**

Vendor advised; Planning permission for a garage has previously been granted. (Now lapsed but vendor happy to re-apply if requested).

\*\*Loft is un-boarded

\*\*Underfloor heating to ground floor (water)





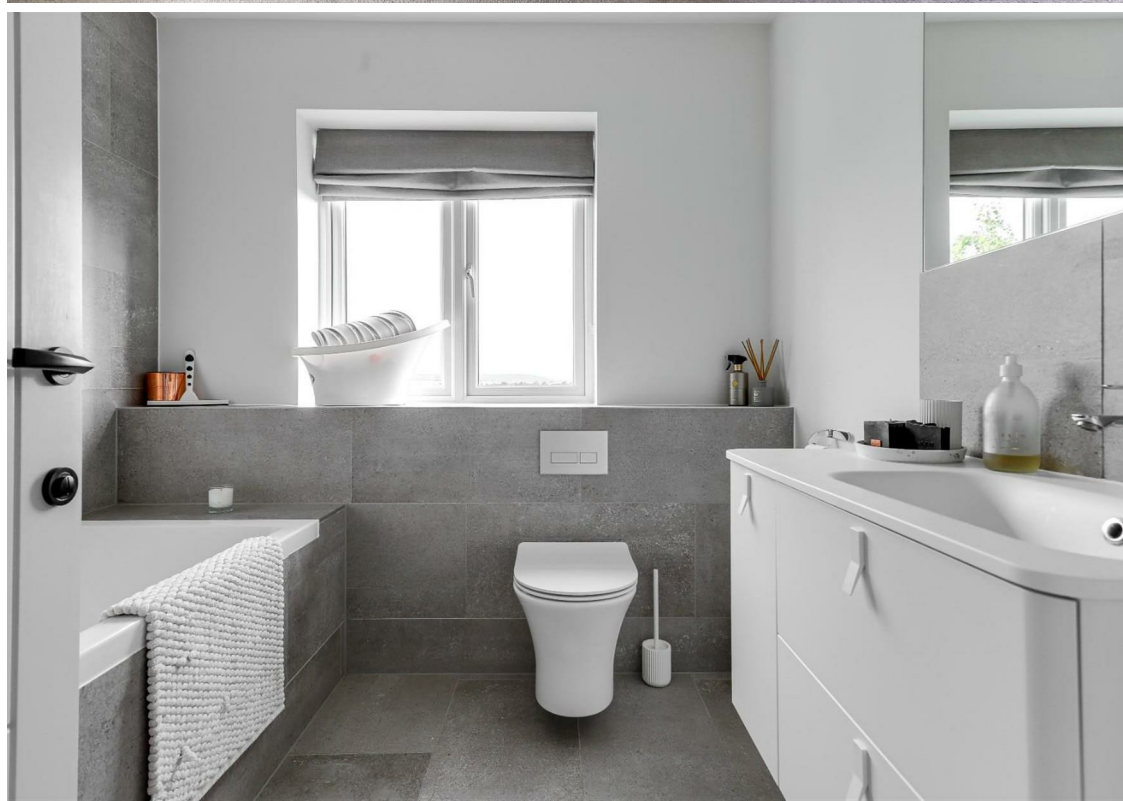
























Two-story white house with a red-tiled roof. A chimney is visible on the roofline.

Three white-framed windows on the upper floor of the main house.

Three white-framed windows on the upper floor of the sunroom.

Large glass-enclosed sunroom with white frames and light-colored curtains.

A white wicker hanging chair on a curved metal stand.

A dark grey outdoor table and chairs set on the stone patio.

White plastic outdoor chairs and a table on the right side of the patio.

Wooden fence and garden path on the left side of the image.

Stone patio path leading from the foreground towards the sunroom.

Low wooden wall with a green hedge on top, separating the patio from the lawn.

Brick steps leading down from the patio to the lawn.

Wooden fence and garden path on the right side of the image.