



5 WIGEON CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £625,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** THE ONE YOU'VE BEEN WAITING FOR **** Occupying an exclusive corner position within this highly desirable CUL-DE-SAC, adjacent to open fields, this SPACIOUS and ENVIABLE family home offers huge potential for further extension to both side and rear elevation, with many unique benefits including an UN-OVERLOOKED rear garden with detached 20' OUTBUILDING, making for an ideal work from home studio or potential annexe. Internally the property offers a great sized Living Room with log burning stove, with french doors opening to the Dining Room, which also lends itself well as a Playroom if required. The modern Kitchen/Breakfast Room opens to a good sized UTILITY ROOM, with french doors on to the rear garden. On the first floor are FOUR well proportioned bedrooms, with modern En-Suite and Family Bathrooms. Driveway parking is available to the front for multiple vehicles, whilst the DOUBLE GARAGE offers further storage, or potential conversion subject to relevant consents. Viewing is simply a must in order to truly appreciate the unique position and style of this highly attractive family home.



GROUND FLOOR

Entrance Hall

Engineered oak flooring, radiator, stairs rising to first floor.

Living Room 17'1" x 15'8" (5.22 x 4.78)

Carpet flooring, double glazed window to front, radiator, patio doors to rear, log burner, french doors to;

Dining Room 13'6" x 9'4" (4.14 x 2.85)

Engineered oak flooring, radiator, double glazed window to rear, french doors to Lounge & Hallway.

Cloakroom

Tiled flooring, hand wash basin inset to vanity unit, WC, radiator, cupboard, obscure double glazed window to side.

Kitchen/Breakfast Room 15'7" x 9'10" (4.77 x 3.01)

Double glazed window to front, wall & base high gloss units with roll edged worktops, one & a half ceramic sink with mixer tap, tiled splashbacks, integral eye level double oven, five ring gas hob with extractor over, integral dishwasher & fridge/freezer, radiator, space for dining table, opening to;

Utility Room

Tiled flooring, french doors to side, chrome radiator, two larder units.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 14'3" x 12'10" (4.36 x 3.92)

Carpet flooring, double glazed window to front, radiator, two fitted wardrobes, door to;

Ensuite

Tiled flooring, walk in double shower, wash hand basin & WC inset to vanity unit, radiator, obscure double glazed window to side.

Bedroom Two 15'9" x 13'1" > 9'4" (4.81 x 3.99 > 2.85)

Carpet flooring, double glazed windows to front & rear, two radiators, fitted wardrobes.

Bedroom Three 10'4" x 8'9" (3.16 x 2.68)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Four 12'6" x 6'10" (3.82 x 2.10)

Carpet flooring, double glazed window to rear, radiator.

Bathroom

Shower over bath, hand wash basin & WC inset to vanity unit, radiator, obscure double glazed window to side.

EXTERIOR

Front

Stone shingled driveway leading to double garage. Lawn & mature bushes with path leading to front entrance & side access gate.

Garden

Fully enclosed rear garden with paved patio, remainder laid to lawn & established borders, detached studio outbuilding, side access, with additional land to side with decked seating area.

Studio Outbuilding 20'11" x 12'9" (6.38 x 3.91)

Laminate flooring, french doors & double glazed window, smooth ceiling with spotlights, underfloor heating.

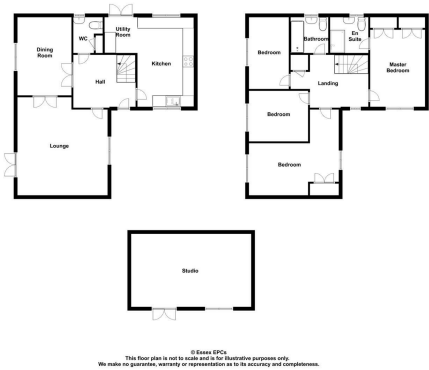
Double Garage

Two up & over doors to front. Rear access door.

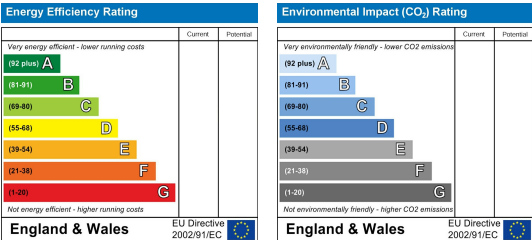
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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