



## 11 FAIRFIELD ROAD, BRAINTREE CM7

GUIDE PRICE £375,000

### 4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* SPACE APLENTY! COME AND SEE... \*\*** This splendid semi-detached Victorian home offers a perfect blend of classic elegance and modern convenience. With its superbly spacious layout, this property is ideal for families seeking comfort and style, with the added benefit of convenience right on your doorstep.

As you enter, you are greeted by two generous reception rooms, providing ample space for both relaxation and entertaining. These rooms are filled with natural light, creating a warm and inviting atmosphere. The well-appointed utility/shower room adds to the practicality of the home, ensuring that daily tasks are handled with ease.

The property boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. With two bathrooms, this home is both functional and accommodating.

Situated just a stone's throw from the town centre, residents will enjoy easy access to a variety of amenities, including shops, cafes, and restaurants. Additionally, Braintree Station is within close proximity, making commuting a breeze for those who travel for work or leisure.

This Victorian gem combines character with modern living, making it a truly desirable home in a sought-after location. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy the best of Braintree living.



GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, stain glassed window to front entrance door, under stair storage cupboard, doors to:

Living Room 12’9” x 11’10” (3.91 x 3.63)

Double glazed bay window to front aspect, radiator, open fireplace, TV point, coved ceiling

Dining Room 12’4” x 11’10” (3.77 x 3.63)

Double glazed French Doors to rear aspect, carpet flooring, radiator, wall mounted fire.

Kitchen 13’11” x 10’5” (4.25 x 3.20)

2 x Sash windows to side aspect, side entrance door, tiled flooring, range of matching wall and base level units incorporating a breakfast bar area, with edged work surfaces, with further display shelving, splashback tiling, and corner carousel cupboard. Integrated oven and microwave oven, with built in ceramic hob with extractor over. Integrated fridge and freezer. Door to shower/utility room.

Utility/Shower Room

Double glazed window to rear aspect, shower enclosure, low level WC, hand wash basin inset to vanity unit, tiled walls and flooring, heated towel rail, spaces for washing machine and tumble dryer.

FIRST FLOOR

Landing

Spacious landing with carpet flooring, doors to:

Master Bedroom 12’0” x 11’7” (3.66 x 3.55)

Double glazed sash windows to front, radiator, 2 x built in ottoman storage units, feature cast iron fireplace. Carpet flooring.

Bedroom Two 12’5” x 11’10” (3.80 x 3.61)

Double glazed sash windows to rear aspect, radiator, carpet flooring, loft access

Bedroom Three 10’1” x 8’8” (3.08 x 2.66)

Double glazed sash window to rear aspect, radiator, carpet flooring

Bedroom Four 8’11” x 7’1” (2.72 x 2.17)

Single bedroom with carpet flooring, double glazed window to front aspect, fitted desk, radiator

Bathroom

Obscure window to side aspect, bath with mixer tap and shower attachment, hand wash basin inset to vanity unit, low level WC, tiled walls and flooring.

EXTERIOR

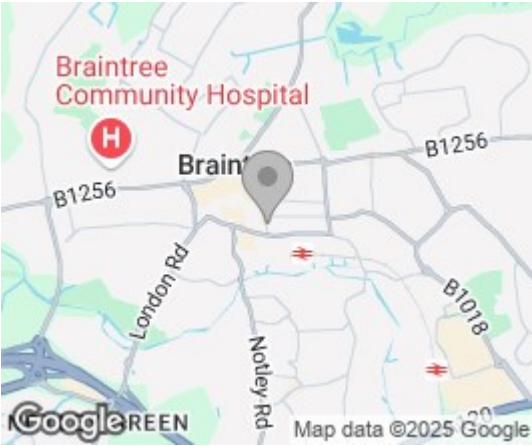
Front

Gated entrance with steps rising to storm porch and front entrance door. Side access gate to rear garden.

Garden

Commencing with a recently installed raised decking area, then onto garden laid largely to lawn with side access leading to the front of the property.

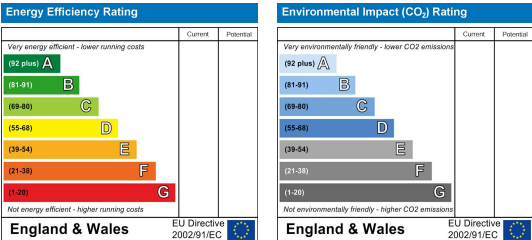
Area Map



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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