



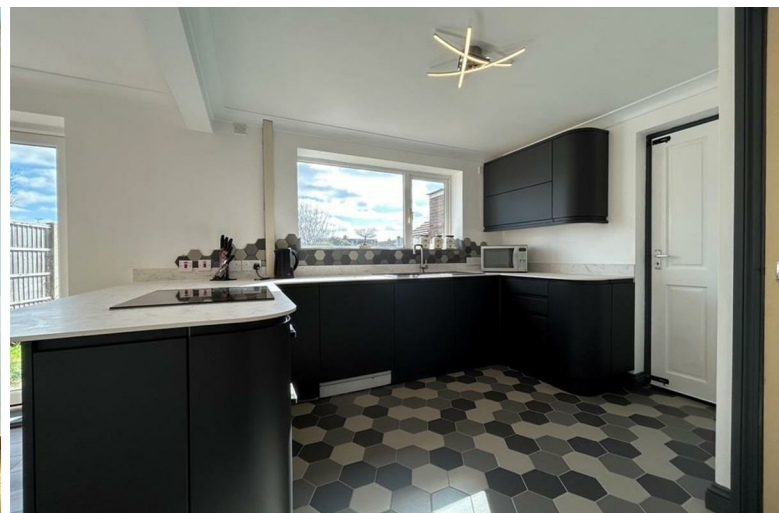
**SCOTT
MADDISON**



23 Deanery Hill

Bocking, Braintree CM7 5SS

Offers In Excess Of £325,000
Freehold



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LOCATION

This family home is situated on the fringe of Bocking within close proximity to Nurseries; a Primary School; and an Academy School. Braintree Town Centre is short car drive away and benefits from a range of local and national retailers including some major supermarkets; a bus station is located close to the Library and Braintree Railway Station offers links to London Liverpool Street. The house is also positioned within easy reach of the A120 for commuters driving to Stansted Airport and M11. There is potential to extend the property (subject to planning).

Covered entrance porch with aluminium entrance door and frame. Double glazed sealed unit privacy glass and matching side lights opens to

ENTRANCE HALL

9'5 x 6'10 (2.87m x 2.08m)

Smooth ceiling and coved cornice. Double radiator. Timber floor. Stair case to the first floor with fitted carpet. Bespoke storage beneath with pull out shoe rack and door to storage cupboard. Four panel timber wooden door opens to

SITTING ROOM

13'1 x 11'9 (3.99m x 3.58m)

Smooth ceiling and coved cornice. Five spot centre light fitting. A wide double glazed window to the front elevation. Ornamental brick chimney breast to one side of the room with recess either side. Double radiator. Timber floor. Door opening to

KITCHEN / DINING ROOM

20'4 x 9'8 (6.20m x 2.95m)

Kitchen area - Smooth ceiling and coved cornice, LED centre light fitting, wide UPVC double glazed window to the rear elevation. Grey single bowl sink unit with brushed chrome monobloc lever tap inset a white slim profile work surface with dark grey matt cabinet door and drawer fronts beneath, which compliment the styling. Adjacent space for washing machine. Corner cupboard with two pull out gliding metal storage racks. Further work surface to one side with four drawer unit beneath and curved corner cabinet. Opposite

peninsular slim profile work surface with fitted four ring electric hob and twin cavity oven beneath. Deep corner cupboard to one side with curved corner cupboard to the opposite side. Recess for stools creates a breakfast bar area. Contemporary splash back in alternating coloured tiles. Wall cabinets to one side of the room. Doors open to a useful pantry and separate storage cupboard. Further door to side passageway. Double glazed window to rear. Contemporary tiled flooring.

Dining area - Smooth ceiling and coved cornice, LED centre light fitting to match the kitchen. Double glazed UPVC doors open to the rear garden. Double radiator. Grey wood laminate flooring smoothly transitions the tiled floor in the kitchen. Power points.

SIDE PASSAGEWAY

23' long x 3'11 in width (7.01m long x 1.19m in width)

Covered roof. Wooden door to the front elevation. Wooden door to the rear elevation. Concrete floor. Power and light connected. Door to:

BRICK BUILT SHED

7'9 x 6'9 (2.36m x 2.06m)

Corrugated roof, concrete floor. Power and light connected. Window to passageway.

FIRST FLOOR LANDING

Smooth ceiling and coved cornice. UPVC double glazed window to the side elevation with privacy glass. Hatch to the loft space. Four panel timber doors open to:

BEDROOM ONE

10'10 x 11'9 narrowing to 9'5 (3.30m x 3.58m narrowing to 2.87m)

Smooth ceiling with coved cornice. Wide UPVC double glazed window to the front elevation. Double radiator. Door to airing cupboard with hot water cylinder and shelving. Further door to built in wardrobe with clothes rail. Fitted carpet. Power points.



BEDROOM TWO

12'2 x 9'8 (3.71m x 2.95m)

Smooth ceiling with coved cornice. UPVC double glazed window to the rear elevation. Single radiator. Fitted carpet. Power points.

BEDROOM THREE

8'9 x 5'8 widening to 7'10 (2.67m x 1.73m widening to 2.39m)

Smooth ceiling, uPVC double glazed window to the front elevation with double radiator beneath. Grey laminate flooring. Door to storage cupboard with shelving and power points. Contemporary clad timber wall with door to additional storage.

FAMILY BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

The white suite comprises panelled 'P' shaped bath with curved glass bath side screen, waterfall shower head over, chrome wall mounted controls operate the pump. Matching chrome taps. Wooden vanity unit with contemporary round solid marble basin with separate chrome waterfall tap. Concealed dual flush low level WC. Ceramic tiled walls and flooring. Chrome radiator. Smooth ceiling. Extractor fan. Two UPVC double glazed windows to the rear elevation, each with privacy glass. Illuminating wall mirror incorporates a shaver socket to the side.

OUTSIDE (FRONT)

36' in depth x 25'3 in width (10.97m in depth x 7.70m in width)

The garden is laid to grass with pathway to one side leading to the covered entrance door and side wooden gate.

OUTSIDE (REAR)

44'8 in depth x 25'2 in width (13.61m in depth x 7.67m in width)

Neighbouring sides are defined to wooden fencing. Patio area to the immediate rear of the dining room. Pathway leading to the rear gate opening into a shared parking area. The rear boundary is defined by wooden fencing. The garden is predominantly laid to lawn. Wooden door opens into a useful brick built outhouse.

SERVICES

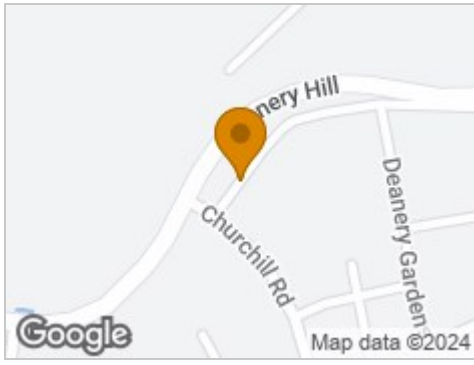
We understand from the vendor that mains gas, water, drainage and electricity are all connected to the property, however, we have not verified connections.

COUNCIL TAX BAND: C £1,740.64 as detailed by Braintree District Council for the year 2023/2024.





Road Map



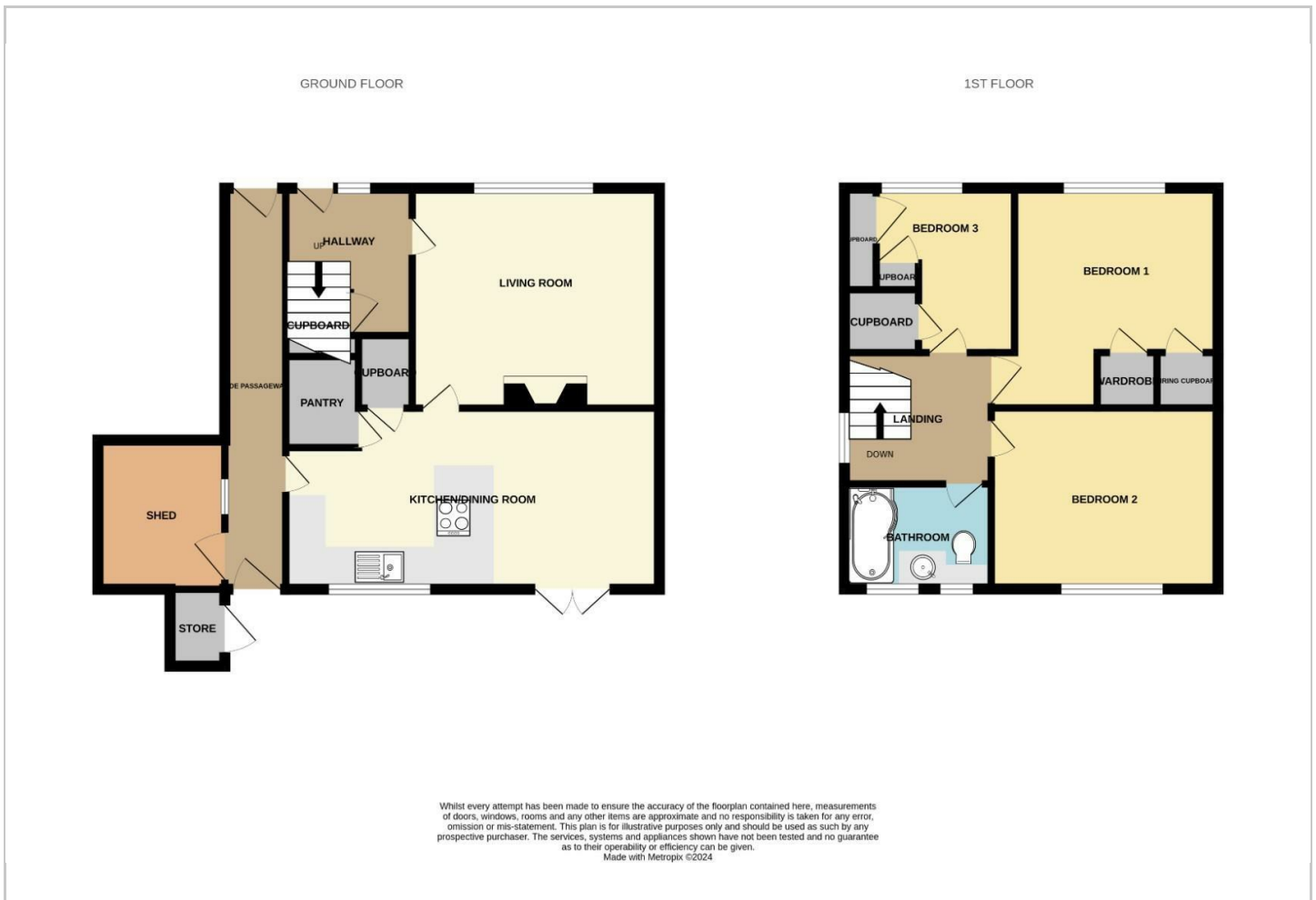
Hybrid Map



Terrain Map



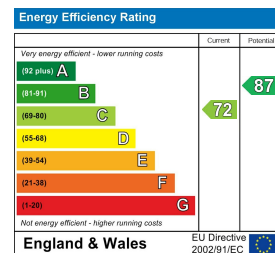
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.