



## Panfield Lane, Braintree

£470,000



- A beautifully presented and fantastic size four/five bedroom family home
- Excellent size living space throughout with multiple extensions
- Versatile accommodation including an annex area of the house
- Huge extended lounge and a lovely size dining room
- Stunning kitchen/breakfast room
- Annex with its own lounge (could be a bedroom), bedroom (could be a study or dressing room) and a modern shower room
- Three good size first floor bedrooms
- Beautiful family bathroom installed in 2023 and a ground floor w c
- Wonderful size rear garden, driveway parking and garage
- Excellent location for local amenities and local schooling with Tabor Academy a short walk away



## GUIDE PRICE £450,000 - £475,000

**Colubrid Estate Agents are thrilled to welcome to the market this beautifully presented and fantastic size four/five bedroom family home boasting excellent size living space throughout with multiple extensions and versatile accommodation including an annex. Accommodation boasts an inviting entrance hallway, ground floor wc, huge extended lounge, lovely size dining room, stunning kitchen/breakfast room, utility room and an annex area of the house with its own lounge (could be an additional bedroom), bedroom (could be an office or dressing room) and modern shower room. The first floor of the property holds three nice size bedrooms and a beautiful bathroom installed in 2023. Externally the property has a wonderful size rear garden, driveway parking and a garage. Additional benefits include a new roof installed in 2020 and CCTV 4 camera security system. This property is also ideally located for local amenities and local schooling with Tabor Academy a short walk away.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/wc.  
Dining room 12'5 x 10'8 overlooks the front aspect. Bay double glazed window. Colour washed wooden style flooring.  
Family size lounge/diner 26'4 x 10'8 external door to garden. Double glazed windows. Feature fireplace. Smooth to coved ceiling.  
Stunning kitchen/breakfast room 16'7 x 13'7 two Skylight double glazed windows. An array of wall and base mounted units with matching storage drawers. Complimentary worksurfaces housing sink drainer. Tiling to splash backs. Space for appliances including space for Range style cooker. Double extractor hood and breakfast bar seating. Smooth ceiling with ample spot lighting.  
Other appliances can be housed in the utility room.  
Utility room gives external access to garden.

Inner hallway leads to Annex rooms.  
Lounge (could be a bedroom) 12'5 x 9'3 double glazed window.  
Bedroom (could be a study or dressing room) 9'4 x 7'8 external door to garden, double glazed window.  
Shower room comprises shower, wash hand basin and low level wc. Part tiling to walls.

First floor landing is home to three well proportioned bedrooms and family bathroom.  
Bedroom one 12'7 x 10'9 Bay fronted double glazed window.  
Bedroom two 10'8 x 9'9 enjoys views over rear garden. Double glazed window.  
Bedroom three 9'9 x 6'0 double glazed window to rear.  
Beautiful presented bathroom comprises double ended "Tub" bath fitted with hand held shower attachment. Wash hand basin and low level wc. Heated towel rail. Part tiling to walls. Obscure double glazed window.

Externally the property has a large rear garden featuring patio and decked seating areas. Shed to remain. Remaining garden is laid to lawn.  
Garage 18'2 x 7'8 power and light connected.  
Plenty of driveway parking to front.

Further Details:  
Council Tax Band: D  
Local Authority: Braintree  
New roof fitted approximately 2020  
CCTV 4 camera system fitted  
Worcester boiler

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.  
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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



