



## Panfield Lane, Braintree

Guide Price £440,000



- A beautifully presented and fantastic size five/six bedroom family home
- Excellent size living space boasting a large double storey side extension
- Brilliant location within a short walk of Braintree town centre and Tabor Academy High School
- Versatile accommodation which can be utilised with an independant annexe
- Lovely size lounge and large dining room
- Kitchen and utility room
- Annexe can comprise of a lounge or bedroom, additional bedroom, utility room/kitchen and shower room
- Three first floor bedrooms and a study/smaller bedroom
- Beautifully appointed family bathroom
- Wonderful size rear garden with a workshop and large frontage providing driveway parking for multiple vehicles





**GUIDE PRICE £425,000 - £450,000.**

**Nestled on the charming Panfield Lane in Braintree, this beautifully presented semi-detached family home offers an impressive five/six-bedroom layout, making it an ideal choice for larger families or those seeking extra space. The property is conveniently located just a short stroll from Braintree town centre and Tabor Academy High School, ensuring that both amenities and education are easily accessible.**

**Upon entering, you are greeted by an inviting hallway that leads to a spacious lounge and a delightful dining room, perfect for family gatherings and entertaining guests. The heart of the home is the well-appointed kitchen, complemented by a utility room that adds to the practicality of daily living. A remarkable double-storey extension enhances the living space, providing a versatile annexe that can serve as a lounge or bedroom, along with a utility room or kitchen, an additional bedroom, and a shower room. This feature is particularly beneficial for older children, elderly relatives, or guests, offering them a sense of independence while remaining at home.**

**The first floor boasts three generously sized bedrooms, alongside a study that can easily function as a fourth bedroom, catering to various family needs. The stunning family bathroom is a true highlight, featuring both a shower and a bath, ensuring comfort and convenience for all.**

**Outside, the property is complemented by a wonderful rear garden, which includes a large workshop equipped with power and light, perfect for hobbies or additional storage. The driveway provides ample parking for multiple vehicles, adding to the overall appeal of this fantastic family home. With its excellent location and versatile living spaces, this property is a must-see for anyone looking to settle in Braintree.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Three storage cupboards. Wooden style flooring.

Lounge 21'5 x 11'9 double glazed window to front. Double doors open into the dining room. Feature gas fireplace. Smooth to coved ceiling with ample spotlighting.

Utility Room 8'9 x 6'3 is open plan to kitchen. Space for appliances. Wall and base mounted units.

Kitchen 10'4 x 7'5 double glazed window to rear. Range of wall and base mounted units with matching storage drawers. Work surfaces housing gas five ringed hob, oven and extractor hood to remain. Tiling to splash backs. Tiled flooring.

Dining Room 11'7 x 8'2 External doors to rear. Wooden style flooring. Smooth to coved ceiling.

Inner hallway gives access to Annex accommodation.

Bedroom or lounge 13'7 x 11'6 double glazed window to front.

Utility Room/Kitchen 7'9 x 3'8

Shower Room comprises shower cubicle fitted with "Triton" shower, wash hand basin and WC. Tiling to walls.

Bedroom 12'4 x 10'2 double glazed window. Storage cupboard.

First floor landing is home to four bedrooms and family bathroom. Access to boarded loft with ladder to remain.

Bedroom one 17'7 two double glazed windows. Fitted wardrobes.

Bedroom two 11'2 x 9'8 double glazed window to rear.

Bedroom three 11'8 x 7'8 double glazed window to front.

Bedroom four/office 8'9 x 4'3 double glazed window to rear.

Bathroom comprises panel bath, shower cubicle fitted with "Rainfall" style shower, wash hand basin and WC. Heated towel rail. LED vanity mirror

Externally the property has a delightful manicured rear garden. Commencing with large patio seating area, outside water tap. Remaining garden is lawned lined with well stocked flower bed bordering

Workshop 22'9 x 11'2 double glazed window. Personal door to garden, power and light connected.

Driveway parking.

Council Tax Band: D

Local Authority: Braintree

Newly fitted "Ideal" Combination boiler 2024

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# 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.





