

for sale

offers in excess of **£650,000**



Field View Wethersfield BRAINTREE CM7 4FF

Occupying an enviable position overlooking fields is this well-presented detached home situated in the quaint village location of 'Wethersfield'

Boasting five double bedrooms spread over three floors, this property offers ample space for a growing family.



Field View Wethersfield BRAINTREE CM7 4FF

Entrance Hall

Stairs leading to the first floor, radiator.

Downstairs Cloakroom

Low level WC, hand wash basin, heated towel rail.

Living Room

27' 6" x 15' 1" (8.38m x 4.60m)

Double glazed windows to the front and rear aspect, double glazed door to rear aspect, three radiators.

Dining Room

11' 9" x 9' 1" (3.58m x 2.77m)

Double glazed French doors to the rear aspect, radiator

Kitchen

10' 1" x 9' 8" (3.07m x 2.95m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, built in oven, hob and extractor fan, integrated dishwasher, integrated fridge freezer, radiator, double glazed window to the front aspect.

Utility Room

6' 5" x 6' 5" (1.96m x 1.96m)

First Floor Landing

Stair leading to the second floor, radiator.



Bedroom One

16' 5" x 10' 9" (5.00m x 3.28m)

Double glazed window to the front aspect, radiator,

En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to the front aspect.

Bedroom Two

13' 4" x 10' 9" (4.06m x 3.28m)

Double glazed window to the front aspect, radiator.

En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to the side aspect.

Bedroom Five

12' 8" x 9' 5" (3.86m x 2.87m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the rear aspect.

Second Floor Landing

Storage cupboard.

Bedroom Three

16' 8" x 10' 2" (5.08m x 3.10m)

Double glazed window to the front aspect, radiator, a range of built in wardrobes, eves storage.

Bedroom Four

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to the front aspect, radiator.

Family Shower

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail.

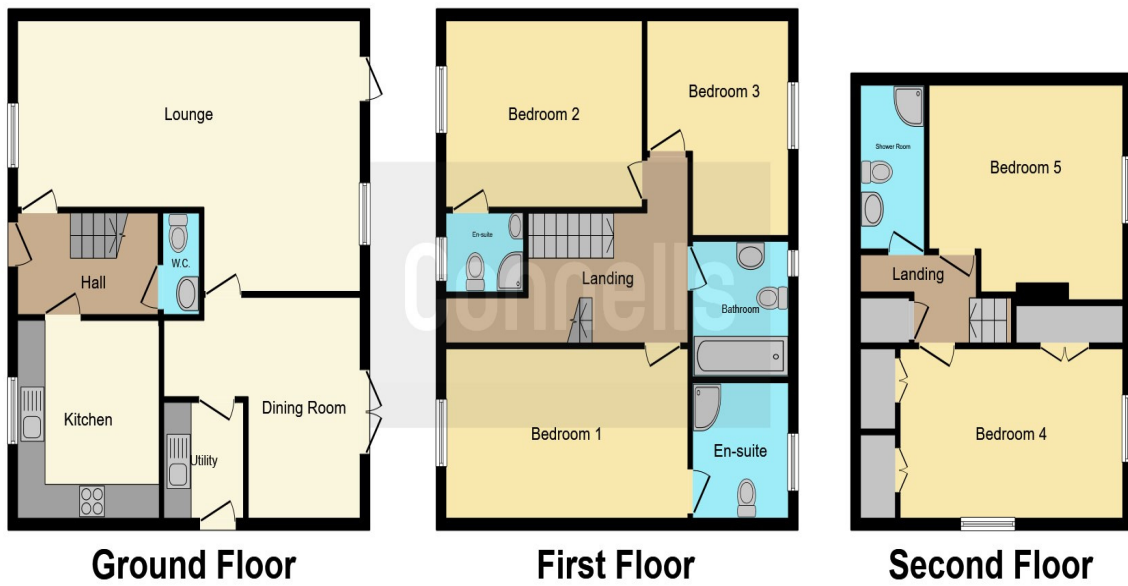
Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, approx 100ft.

Double Garage

Power and light connected





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308059 - 0002

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/BRT308059



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk