

for sale

offers over **£800,000**



## Oak House Kings Lane Stisted Braintree CM77 8AF

Introducing a magnificent five bedroom detached residence that redefines spacious living. Spanning across three expansive floors; this remarkable property offers a seamless blend of comfort and luxury all while being free of any onward chain.



# Oak House Kings Lane Stisted Braintree CM77 8AF

## Entrance Hall

Under stairs storage cupboard, stairs leading to the first floor.

## Cloakroom

Low level WC, pedestal hand wash basin, obscure double glazed window to the side aspect.

## Study

15' 2" x 11' 6" ( 4.62m x 3.51m )

Double glazed window to the front and side aspect, downlighters.

## Living Room

18' 6" x 15' 5" ( 5.64m x 4.70m )

Double glazed window to the side aspect, double glazed patio doors to the rear aspect, fireplace, downlighters.

## Kitchen/Diner

22' 3" x 11' 9" ( 6.78m x 3.58m )

Inset butler sink 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 under, space for range style cooker, integrated fridge-freezer and dishwasher, double glazed window to the front and rear aspect.

## Utility

6' 4" x 6' 3" ( 1.93m x 1.91m )

Inset sink unit with right hand drainer with cupboard under, working surfaces to the side with matching range of wall mounted units, space for washing machine and tumble dryer, double glazed window and door to the rear aspect.



### **Family Room**

13' 4" x 10' 2" ( 4.06m x 3.10m )

Double glazed window to the front and side aspect, double glazed patio doors to the rear aspect, downlighters.

### **First Floor Landing**

Double glazed window to the front and rear aspect, stairs leading to the second floor, airing cupboard.

### **Bedroom One**

19' 5" x 11' 8" ( 5.92m x 3.56m )

Double glazed window to the front aspect, radiator, downlighters, open access to the dressing area.

### **Dressing Area**

11' 9" x 9' 4" ( 3.58m x 2.84m )

### **Ensuite Shower Room**

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, bidet, radiator, double glazed obscure window to the rear aspect.

### **Bedroom Two**

14' 5" x 11' 2" ( 4.39m x 3.40m )

Double glazed window to the rear aspect, radiator.

### **Ensuite Shower Room**

Low level WC, hand wash basin, walk in shower cubicle, double glazed obscure window to the side aspect, downlighters.

### **Bedroom Three**

15' 11" x 10' ( 4.85m x 3.05m )

Double glazed window to the front aspect, radiator.

### **Family Bathroom**

Low level WC, hand wash basin, paneled bath, bidet, double glazed window to the side aspect.

### **Second Floor Landing**

### **Bedroom Four**

14' 3" x 11' 7" ( 4.34m x 3.53m )

Double glazed window to the front, side and rear aspect, radiator, downlighters.

### **Bedroom Five**

31' 9" x 14' 9" ( 9.68m x 4.50m )

Double glazed window to the front and rear aspect, radiator, downlighters.

### **Shower Room**

Low level WC, pedestal hand wash basin, walk in shower cubicle, radiator.

### **Rear Garden**

Commences with a paved patio area with the remainder of the garden laid to lawn, enclosed by flower, tree and shrub borders, summerhouse and greenhouse to remain.

### **Double Garage**

Power and light connected, electric up and over doors.





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**Tenure:** Freehold

**EPC Rating:** E

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