



**Sarcel, Stisted CM77 8AU**

**welcome to**

**Sarcel, Stisted**

\* Guide Price £375,000 - £400,000 \*. Located in the picturesque village of Stisted is this well presented three bedroom semi detached family home. Lounge, dining room, kitchen and conservatory. Garage and large driveway offering off road parking for numerous vehicles.



## Location

The village of Stisted is surrounded by charming countryside and is noted for the Braintree Golf Club. The village also offers one of the area's best primary schools which is rated Ofsted outstanding. The market town of Braintree is within easy access and affords a good range of shopping facilities including the George Yard Shopping Centre, the High Street and the Braintree Village shopping Outlet on the edge of town. Braintree also has the benefit of a railway line, and also A120 to Stansted Airport.

## Entrance Hall

Entrance door to front. Stairs rising to first floor.

## Lounge

16' 2" x 11' 4" ( 4.93m x 3.45m )

Double glazed window to front and feature fireplace.

Open access into :-

## Dining Room

9' 4" x 8' 4" ( 2.84m x 2.54m )

Double glazed patio door into conservatory. Serving hatch.

## Kitchen

11' 7" x 7' 11" ( 3.53m x 2.41m )

Double glazed door to rear. Fitted kitchen with a range of wall and base units with adjoining work surfaces incorporating sink and drainer. Cooker with extractor over. Built in fridge freezer, and tiled flooring.

## Conservatory

17' 8" x 10' 1" ( 5.38m x 3.07m )

Double glazed windows to three aspects. Doors to rear and side. Insulated roof and tiled flooring.

## First Floor

### Landing

Double glazed window to side and radiator.

### Bedroom One

14' 7" x 10' 8" ( 4.45m x 3.25m )

Double glazed window to front and airing cupboard.

### Bedroom Two

10' 8" x 10' 3" ( 3.25m x 3.12m )

Double glazed window to rear and radiator.

### Bedroom Three

9' 4" x 6' 9" ( 2.84m x 2.06m )

Double glazed window to front and radiator.

## Bathroom

Double glazed window to rear. Pedestal wash hand basin, low level w.c, panel enclosed bath with shower over. Fully tiled floor and walls.

## Exterior

### Front

Large driveway offering ample off road parking to the front and side of property. Lawned area. Access gate into rear garden.

## Garage

### Rear Garden

Enclosed by panel fencing. Commencing with a patio area leading onto lawned area. Flower and shrub borders, pond and garden shed to remain,



**view this property online** [williamhbrown.co.uk/Property/CGS105269](http://williamhbrown.co.uk/Property/CGS105269)



welcome to

## Sarcel, Stisted

- Semi detached family home
- Three bedrooms
- First floor bathroom
- Lounge
- Dining room

Tenure: Freehold EPC Rating: E

guide price

**£375,000 - £400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS105269](https://williamhbrown.co.uk/Property/CGS105269)



Property Ref:  
CGS105269 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex,  
CO6 1TS



[williamhbrown.co.uk](https://williamhbrown.co.uk)