



**Birchwood, Braintree Road, Gosfield, HALSTEAD, CO9 1PR**



welcome to

## Birchwood, Braintree Road, Gosfield, HALSTEAD

- Beautifully presented throughout
- Village location
- Landscaped rear garden
- 3/4 Double bedrooms
- Electric charging point

Tenure: Freehold EPC Rating: D

# £650,000

### Entrance Hall

Door to front aspect. Doors leading to sitting lounge, kitchen and reception room/bedroom 4. Stairs to first floor.

### Lounge

15' x 12' ( 4.57m x 3.66m )  
Double glazed window to front aspect. Wood burner with Yorkstone hearth. Radiator. Carpet flooring. Leads through to the dining room.

### Dining Room

11' x 10' ( 3.35m x 3.05m )  
Radiator. Carpet flooring. Leads through to the sun room.

### Sun Room

6' x 10' ( 1.83m x 3.05m )  
Large double glazed window to rear aspect. Skylight roof window.

### Reception Room / Bedroom Four

9' 11" x 18' ( 3.02m x 5.49m )  
Double glazed windows to front and side aspects. Radiator. Carpet flooring. Pendant lighting.

### Kitchen

11' x 15' ( 3.35m x 4.57m )  
Double glazed window to rear aspect. Skylight roof window. Split level, modern kitchen with a range of matching wall and base units with oak work surfaces. Butler sink. Five ring gas hob, double oven, integrated microwave, dishwasher, fridge and wine cooler. Ceramic tiled flooring. Inset spotlights.

### Utility Room

6' x 15' ( 1.83m x 4.57m )  
Double glazed window to rear aspect and door to side aspect. Skylight roof window. Range of matching wall and base units with oak work surfaces. Space for tumble dryer

and washing machine. Stainless steel sink. Ceramic tiled flooring. Door leading to the cloakroom.

### Cloakroom

Obscure double glazed window to rear aspect. Suite comprising wc and hand basin. Ceramic tiled flooring.

### Landing

Storage cupboard. Doors leading to bedrooms and bathroom.

### Bedroom One

9' 11" x 13' ( 3.02m x 3.96m )  
Double glazed window to front aspect. Radiator. Carpet flooring. Pendant lighting.

### Bedroom Two

13' x 12' ( 3.96m x 3.66m )  
Double glazed window to front aspect. Radiator. Carpet flooring.

### Bedroom Three

12' x 9' ( 3.66m x 2.74m )  
Double glazed window to rear aspect. Radiator. Carpet flooring.

### Bathroom

Obscure double glazed window to rear aspect. Suite comprising double shower cubicle, wash basin with vanity, wc, bath and heated towel rail. Ceramic tiled flooring.

### Rear Garden

Mostly laid to lawn with three patio areas.

### Parking

Carport and driveway for approximately 6 cars. Electric charging point.



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