



Brunwin Road

Braintree, CM77 6BU

Guide Price £420,000

Freehold
Tax Band: E



Discreetly positioned and offering a **GENEROUS PLOT** with a **GATED DRIVEWAY** is this very **UNIQUE** and **VERY SPACIOUS** detached bungalow, that must be viewed to be appreciated! The property has just been **RE-DECORATED THROUGHOUT** with newly fitted carpets, and offers a spacious entrance hall, **IMPRESSIVE 24' DUAL-ASPECT LOUNGE** with brick fireplace, fitted kitchen, fitted bathroom with both a shower cubicle & bath, and currently **TWO LARGE DOUBLE BEDROOMS** - with the ****option to partition the 20' MASTER BEDROOM to create a THIRD BEDROOM****. Externally the gated driveway leads to the **DETACHED GARAGE** and **WRAP-AROUND LAWNED GARDENS**, extending to every aspect.



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ENTRANCE HALL:

Spacious hallway with solid wood door to front aspect, double glazed window to side, loft access to boarded loft with lighting, tiled floor, radiator, door to all accommodation.

LOUNGE / FAMILY ROOM:

A very large dual-aspect room with double glazed window to front and sliding patio doors to side (overlooking side part of garden), brick fireplace with option to install either a log/multi-fuel burner or gas fire (with both an intact flue and gas connection), two radiators, feature exposed brick wall.

KITCHEN:

UPVC door to rear, double glazed window to rear, fitted with range of wall and base units, rolled edge worktops with stainless steel sink inset, space for washing machine, fridge/freezer, dishwasher and cooker, tiled floor, gas central heating boiler to wall.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath, walk-in shower cubicle with rainfall and handheld shower heads, wash basin, low level wc, tiled floor, towel radiator.

BEDROOM ONE:

Large dual-aspect room with three double glazed windows over two aspects, radiator. **Potential to partition to create two bedrooms - Subject to price, the seller has said that they may be prepared to partition off the master bedroom to create THREE BEDROOMS, for those that require a third bedroom immediately. This would be done professionally, but as mentioned would be subject to price and negotiation.

BEDROOM TWO:

Double glazed window to side, cupboard housing recently installed hot water cylinder, radiator.

EXTERIOR:-

Double iron gates to front, brick paved driveway, detached garage with up and over door, plus power & lighting

connected (and own consumer unit), wrap around lawned gardens with mature hedged border to rear with "hidden garden area" within the tree-line.

AGENTS NOTES:

Contact Hamilton Piers to view.

Council tax band E, Braintree District Council.

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