



## Kentish Farm Road

Stisted, Braintree, CM77 8BX

Freehold  
Tax Band: B

**Offers In Excess Of £490,000**



Boasting an UNOVERLOOKED & re-landscaped rear garden with COUNTRYSIDE VIEWS surrounding the property, a 20' RECENTLY REFITTED kitchen/breakfast room plus UTILITY & d/stairs cloakroom is this FULLY REFURBISHED three/four bedroom property. Benefiting from a spacious master bedroom with JULIETTE BALCONY, en-suite & DRESSING ROOM/POTENTIAL 4TH BEDROOM and a modern 20' dual aspect lounge. Offering VERSATILE accommodation set over three floors, gated driveway and ideally positioned in a tranquil rural location on the periphery of Stisted.



# Kentish Farm Road, Stisted, Braintree, CM77 8BX

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Double glazed sash window to side aspect, composite entry door. Door to inner hall.

### INNER HALL:

Stairs to first floor, door to lounge/diner.

### LOUNGE / DINER:

20'09 x 15'03 max to 12'01 (6.32m x 4.65m max to 3.68m)

Double glazed sash window to front aspect, electric fire with surround, two radiators, wooden flooring and smooth coved ceiling with sunken spotlights. Opening to kitchen.

### KITCHEN / FAMILY ROOM:

20'10 x 13'03 (6.35m x 4.04m)

Double glazed sash windows to front and side aspects, a series of matching base and wall units, edged work surfaces in Granite incorporating one and a half bowl sink with central mixer tap and drainer, built-in double Bosch oven including microwave combi-oven, AEG self-ventilating induction hob, integrated fridge/freezer and dishwasher, floating island with fitted storage cupboards and breakfast bar, two radiators, tiled flooring and smooth coved ceiling with sunken spotlights. Patio doors onto rear garden.

### UTILITY ROOM:

8'07 x 6'02 (2.62m x 1.88m)

Fitted base units, single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, tiled flooring and smooth ceiling with sunken spotlights. Part-glazed door to rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, radiator, wooden flooring and smooth coved ceiling.

### MASTER BEDROOM:

14'11 x 13'05 (4.55m x 4.09m)

Double glazed sash windows to front and side aspects, access to dressing room, two radiators, wooden flooring and smooth coved ceiling with sunken spotlights. French doors onto Juliette balcony.

### DRESSING ROOM (POTENTIAL BEDROOM FOUR):

Fitted wardrobes and shelving, smooth ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed sash window to rear aspect, enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

### BEDROOM TWO:

12'00 x 9'00 (3.66m x 2.74m)

Double glazed sash window to front aspect, built-in wardrobes, radiator, wooden flooring and smooth coved ceiling with sunken spotlights.

### JACK & JILL BATHROOM / EN-SUITE:

Opaque double glazed sash window to rear aspect, enclosed and fully tiled double shower unit, panelled bath with central mixer tap, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### BEDROOM THREE:

14'02 x 10'06 (4.32m x 3.20m)

Velux windows to front and rear aspects, wooden flooring and smooth vaulted ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Landsaped rear garden, enclosed by fencing and comprising raised decking area to property rear, landscaped areas divided by railway sleepers comprising lawn, shrubs and flowering plants, shingle area to side aspect with double gate accessing driveway.

### DRIVEWAY & PARKING:

Front garden enclosed by picket fence and comprising lawn and pathway to front door. Shingle driveway with parking for 2-3 vehicles.

### AGENTS NOTES:

Distances: 4.2 Miles to Braintree Station and 5.1 miles to Crossing Station

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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