



## Silver Street

Wethersfield, Braintree, CM7 4BP

Freehold  
Tax Band: C

**Guide Price £375,000**



Boasting a SIZEABLE UNOVERLOOKED rear garden, two DOUBLE bedrooms plus a DUAL ASPECT lounge, modern kitchen and CONSERVATORY is this well-presented DETACHED BUNGALOW. Benefiting from a garage with driveway parking for five vehicles, plenty of POTENTIAL TO EXTEND (STPP) and set in an elevated MEWS POSITION within the popular village of Wethersfield - Convniently located with access to Braintree Town Centre/Station, A120/M11 and local amenities within walking distance.





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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE PORCH:

Part-glazed secure main entry door, carpeted flooring. Door to inner hall.

#### INNER HALL:

Loft access, two built-in storage cupboards, radiator, laminate flooring and smooth ceiling with sunken spotlights.

#### LOUNGE:

15'5 x 11'9 (4.70m x 3.58m)

Double glazed windows to side and front aspects (fitted with shutters), central feature fireplace, radiator, wooden flooring and smooth coved ceiling.

#### KITCHEN:

13'1 x 10'8 (3.99m x 3.25m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating ceramic sink, built-in oven, NEFF induction hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, radiator, wooden flooring and smooth ceiling with sunken spotlights. Opening to conservatory.

#### CONSERVATORY:

12'7 x 10'9 (3.84m x 3.28m)

Part brick and part UPVC construction with vaulted glass roof, radiator, wooden flooring and French doors to rear garden.

#### MASTER BEDROOM:

12'3 x 10'8 (3.73m x 3.25m)

Double glazed window to front aspect (fitted with shutters), built-in double wardrobe, radiator, wooden flooring and smooth ceiling.

#### BEDROOM TWO:

11'5 x 9'2 (3.48m x 2.79m)

Double glazed window to rear aspect (fitted with shutters), built-in double wardrobe, radiator, carpeted flooring and smooth ceiling.

#### SHOWER ROOM:

Opaque double glazed window to rear aspect, walk-in shower set behind glass screen, inset WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and very generously sized rear garden comprising patio area extending to property side meeting an area of decorative shingle, remainder mainly laid to lawn with mature tree and shrub borders, open access to driveway.

#### GARAGE, DRIVEWAY & PARKING:

Attached single garage fitted with up & over door. Driveway parking for 5-6 vehicles.

#### AGENTS NOTES:

Council Tax Band: C

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



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