



Freehold
Tax Band: E

Cressing, Braintree, CM77 8HU

Guide Price £625,000



Boasting an UNOVERLOOKED rear garden with COUNTRYSIDE VIEWS, an adjoining SELF-CONTAINED ANNEX with spacious modern living plus an ELECTRIC GATED DRIVEWAY for 4-5 vehicles and ample living space inc. 17' lounge, dining room, 18' CONSERVATORY is this four/five bedroom DETACHED BUNGALOW. Benefiting from an EN-SUITE to master, family bathroom, cloakroom and wet room, plenty of POTENTIAL TO EXTEND/CONVERT (STPP) and set on a secluded plot, ideally located close to schools/amenities, Braintree Designer Village, Station and A120/M11. Internal viewings highly recommended to appreciate this VERSATILE and sizeable property.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed secure main entry door, double glazed window to front aspect. Door to inner hall.

CLOAKROOM:

Double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash back, radiator, laminate flooring and smooth coved ceiling.

INNER HALL:

Double storage/airing cupboard, loft access, two radiators, carpeted flooring and smooth coved ceiling.

DINING ROOM:

12'04 x 12'01 (3.76m x 3.68m)

Double glazed window to side aspect, radiator, carpeted flooring and smooth coved ceiling. Opening to lounge.

LOUNGE:

17'01 x 12'08 (5.21m x 3.86m)

Double glazed window to rear aspect, two radiators, carpeted flooring and smooth coved ceiling.

CONSERVATORY:

18'11 x 10'08 (5.77m x 3.25m)

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

KITCHEN:

12'01 x 12'00 (3.68m x 3.66m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, double oven with gas hob and extractor hood over, space for fridge/freezer, integrated dishwasher, tiled flooring and smooth coved ceiling.

UTILITY ROOM:

Matching base and wall units, space for fridge/freezer, washing machine and tumble dryer, wall-mounted boiler, radiator, vinyl flooring and smooth coved ceiling. Door to side aspect.

MASTER BEDROOM:

13'07 x 9'05 (4.14m x 2.87m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail, tiled flooring and smooth coved ceiling.

BEDROOM TWO:

9'05 x 9'05 (2.87m x 2.87m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

9'05 x 7'07 (2.87m x 2.31m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

7'04 x 7'02 plus wardrobe recess (2.24m x 2.18m plus wardrobe recess)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

SHOWER ROOM:

Opaque double glazed window to side aspect, fully tiled and enclosed double shower unit, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling.

ADJOINING ANNEX ACCOMMODATION:

Private secure entry door into:

Kitchen: 11'08 x 11'01 - Skylight, a series of matching base and wall units, edged work surfaces, space for low level appliances and fridge/freezer, single bowl sink with central mixer tap and drainer, wooden flooring and smooth ceiling with sunken spotlights. Opening to lounge/diner.

Lounge/Diner: 16'05 x 15'04 max - Double glazed windows to side aspect, two radiators, carpeted flooring and smooth ceiling with sunken spotlights.

Bedroom: 13'09 x 8'01 - Double glazed windows to front and side aspects, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

Wet Room: Opaque double glazed window to side aspect, walk-in dual shower with rainfall overhead, inset WC, vanity wash hand basin, heated towel rail, extractor fan, smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising raised patio area across property rear with remainder mainly laid to artificial lawn with mature shrub borders, access to adjoining outside storage area.

DRIVEWAY & PARKING:

Electric gated entry with driveway parking for 4-5 vehicles.

AGENTS NOTES:

Council Tax Band: E

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



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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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