



## Hospital Field

Braintree, CM77 8FB

**Guide Price £375,000**

Freehold  
Tax Band: D



Benefiting from an UNOVERLOOKED rear garden, modern lounge with spacious kitchen/dining area, EN-SUITE to master plus family bathroom & d/stairs cloakroom is this three DOUBLE bedroom LINK-DETACHED property. IMMACULATEDLY PRESENTED THROUGHOUT and offering a GARAGE with parking for three vehicles, ideally set in a tucked away CUL-DE-SAC location and ideally situated within walking distance to all local village amenities & Cressing Station (links to London Liverpool St). Convenient access to Braintree Town Centre, A120/M11 & Chelmsford - Perfect for first time buyers!



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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite secure main entry door, LVT flooring and smooth coved ceiling. Access door to cloakroom and opening to lounge.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin with tiled splash back, radiator, LVT flooring and smooth ceiling.

### LOUNGE:

13'5" x 12'4" (4.09 x 3.78)

Double glazed window to front aspect (fitted with shutters), under stairs storage cupboard, two radiators, LVT flooring and smooth coved ceiling.

### KITCHEN:

8'11" x 7'6" (2.74 x 2.31)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in oak effect, large ceramic sink with central mixer tap and drainer, built-in oven, gas hob with extractor, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), LVT flooring and smooth coved ceiling. Stairs to first floor and opening to dining room.

### DINING ROOM:

12'11" x 7'10" (3.94 x 2.39)

Radiator, LVT flooring and smooth ceiling. Double doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

13'3" x 9'6" (4.06 x 2.92)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, built-in storage cupboard, LVT flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

12'5" x 9'3" (3.81 x 2.82)

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

### BEDROOM THREE:

10'5" x 9'3" (3.2 x 2.82)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, LVT flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area across property rear with remainder laid to decorative shingle, tree and shrub borders and gated side access.

### GARAGE, DRIVEWAY & PARKING:

Single garage located to property rear, fitted with power, lighting and up and over door.

### AGENTS NOTES:

Council Tax Band: D

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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