



## 4 Bedroom Semi-Detached House located in Cressing.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Wrights Avenue Cressing Braintree CM77 8JG



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Guide Price  
£400,000 to  
£425,000

## FULL DESCRIPTION

### THE HOME

Introducing a spacious four-bedroom semi-detached family home nestled in the sought-after village of Cressing. This residence impresses with its generous living spaces, starting from the welcoming entrance porch and hallway leading to a convenient ground floor WC. Enjoy relaxing in the cosy sitting room/snug or entertain in the expansive open-plan kitchen and family room, which features dual aspect windows, French doors to the garden, and a utility area for added convenience.

Upstairs, the property offers a well-appointed family bathroom and four comfortable bedrooms, including a shower in the master bedroom for your private comfort. Additional features include a landscaped rear garden, perfect for outdoor enjoyment, and a block paved driveway providing ample parking space.

### LOCATION

The property is located in the charming village of Tye Green, Cressing, a desirable area known for its friendly community atmosphere and convenient amenities. Cressing offers a primary school, a convenience shop, a post office, and various recreational facilities, making it an ideal location for families.

The village boasts excellent transport links, with Cressing Railway Station just a short walk away, providing direct access to London Liverpool Street. Additionally, the property is within easy reach of the Braintree Shopping Outlet Village, retail park, entertainment complex, and Braintree town centre. For those needing to travel further afield, the nearby town of Witham offers direct access to the A12, providing a straightforward route to various destinations. This location combines a peaceful village setting with convenient access to urban amenities and transport links.

### ENTRANCE HALL

### GROUND FLOOR CLOAKROOM

Double glazed window at the front, with a wash hand basin integrated into a cupboard unit.

### KITCHEN/FAMILY ROOM

**18' 2" x 19' 1" (5.54m x 5.82m)**

The room features double glazed windows on both the front and side, complemented by French doors leading to the garden. Integrated NEFF induction, double hob, oven and warmer draw, matching base unites, island with storage, extractor fan, stainless steel sink with drainer.

### SITTING ROOM/SNUG

**16' 1" x 8' 1" (4.9m x 2.46m)**

Window to front, built-in storage shelving, electric fire, radiator.

### UTILITY AREA

**4' 3" x 6' 6" (1.3m x 1.98m)**

Window to side, space for American fridge/freezer, space



for washing machine, dishwasher, worktop and radiator, storage cupboard.

#### **FIRST FLOOR LANDING**

Access to the loft is available, along with doors leading to the airing cupboard.



#### **BEDROOM 1**

**15' 0" x 9' 3" (4.57m x 2.82m)**

Double glazed window to rear, radiator.

#### **ENSUITE SHOWER**

Single shower cubicle, heated towel rail, extractor fan.



#### **BEDROOM 2**

**8' 8" x 11' 3" (2.64m x 3.43m)**

Double glazed window to front, radiator.

#### **BEDROOM 3**

**9' 11" x 8' 6" (3.02m x 2.59m)**

Double glazed window to rear, radiator, door to storage cupboard.



#### **BEDROOM 4**

**15' 9" x 9' 2" (4.8m x 2.79m)**

Double glazed window to front, radiator.

#### **BATHROOM**

A double glazed window positioned on the side illuminates the room, which features a suite including a low-level WC, a pedestal wash hand basin, and a bath with an independent shower overhead. The space is enhanced by recessed ceiling lighting and spotlights, with tiled walls completing the look.

#### **REAR GARDEN**

Mainly laid to lawn, patio area, large shed to remain which has electricity, flower and shrub boarder, side access.



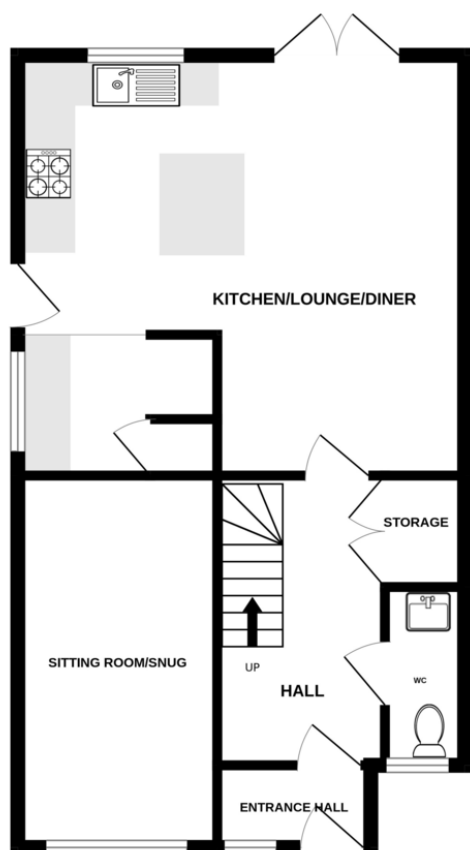


**Wrights Avenue, Cressing CM77 8JG**

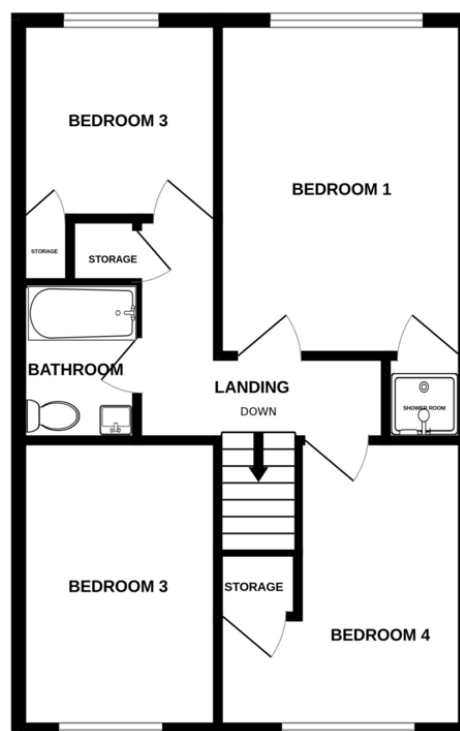


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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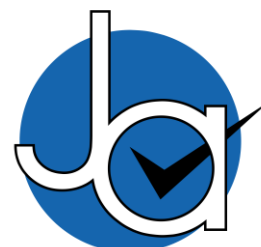
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