



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.

TOTAL FLOOR AREA: 1685 sq.ft. (156.6 sq.m.) approx.
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SAFFRON GARDENS, WETHERSFIELD, BRAINTREE
£1,800 PER MONTH

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- Available Now
- Rear & Front Gardens
- Driveway Parking For Two Vehicles
- Study & Utility Room
- En-suite & Family Bathroom
- Four / Five Bedroom Semi-detached Home
- Single Integral Garage
- Kitchen/Breakfast Room
- Living Room & Dining Room
- No CCJ's

****AVAILABLE NOW**** Located on an established residential road in a quiet village is this stunning four bedroom semi-detached family home offering a modern living layout over two floors of accommodation. The ground floor comprises: entrance hall, cloakroom, living room, kitchen/breakfast room, dining room, and utility room. On the first floor are four bedrooms with en-suite facilities to the principal bedroom, and a family bathroom. Externally the property benefits from front and rear gardens, with driveway parking, and an integral single garage. No CCJ's.

Entrance Hall

4'11" x 3'11" (1.5m x 1.2m)

Frosted partially glazed UPVC front door, tiled flooring, ceiling mounted light fixture, various power points.

Cloakroom

Frosted double glazed UPVC window to front aspect, low level WC, corner wall mounted wash hand basin with mixer tap and splashback tiling, tiled flooring, wall mounted radiators, ceiling mounted light fixture.

Living Room

18'4" x 17'0" (5.6m x 5.2m)

Double glazed UPVC window to front aspect, stairway access to first floor, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Kitchen/Breakfast Room

17'4" x 10'5" (5.3m x 3.2m)

Partially double glazed UPVC door to rear, UPVC double glazed window to rear, various base and eye level units with granite effect worksurfaces over, break bar seating for three people. One and a half unit composite sink with mixer tap, space for dishwasher, space for low level fridge/washing machine, integrated double Zanussi fan oven, four ring electric hob with extractor fan over, access to utility box, wall mounted radiator, partially tiled walls, vinyl flooring, ceiling mounted light fixtures, various power points.

Dining Room

18'8" x 10'5" (5.7m x 3.2m)

Double glazed UPVC French doors to rear, access to storage cupboard, wall mounted radiators, wood laminate flooring, ceiling mounted light fixtures, various power points.

Utility Room

9'6" x 4'7" (2.9m x 1.4m)

Various base and eye level units with wood effect worksurfaces over, access to electric box, access to immersion heater, vinyl flooring, ceiling mounted light fixture, various power points, extractor fan.

First Floor Landing

10'5" x 10'2" (3.2m x 3.1m)

Carpeted stairway with timber bannister, access to loft, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Principal Bedroom

12'9" x 10'5" (3.9m x 3.2m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture with fan, inset spotlight, TV point, various power points. Opening to dressing room, door to en-suite.

En-suite

Frosted double glazed UPVC window to side aspect, three-piece suite, tile enclosed wet room shower with rainfall head and hand held attachment, wall mounted wash hand basin with mixer tap, low level WC, wall mounted heated towel rail, partially tiled walls, tiled floor, shaver port, ceiling mounted light fixture, extractor fan.

Bedroom Two

11'9" x 10'5" (3.6m x 3.2m)

Double glazed UPVC window to front aspect, access to loft area, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Double glazed UPVC frosted window to rear aspect, three-piece suite, low level WC, timber panel enclosed bath with mixer tap and rainfall shower, vanity wash hand basin with low level storage, wall mounted radiator, partially tiled walls, vinyl flooring, ceiling mounted light fixture.

Bedroom Three

11'9" x 10'5" (3.6m x 3.2m)

Double glazed UPVC window to rear aspect, various inbuilt wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

10'9" x 10'9" (3.3m x 3.3m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Study

6'10" x 5'10" (2.1m x 1.8m)

Double glazed UPVC window to front aspect, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points.

Front Gardens

Small frontage, sleeper enclosed, multi level laid to lawn, flagstone path with steps leading to stone shingle seating area, various mature shrubs, entrance porchway.

Garage & Parking

11'9" x 10'5" (3.6m x 3.2m)

Driveway parking for 2 vehicles, electric roller shutter garage.

Rear Garden

Multi-level laid to lawn, large flagstone patio entertaining area, raised suntrap area, fully enclosed with timber panel fencing, various shrubs and bushes throughout, timber shed.

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