

Total area: approx. 113.0 sq. metres (1216.0 sq. feet)
The Old Vicarage



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VICARAGE ROAD, FINCHINGFIELD, BRAINTREE

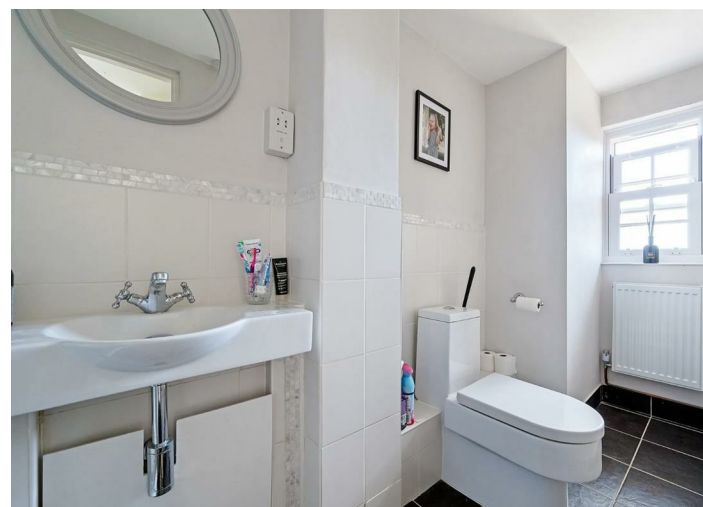
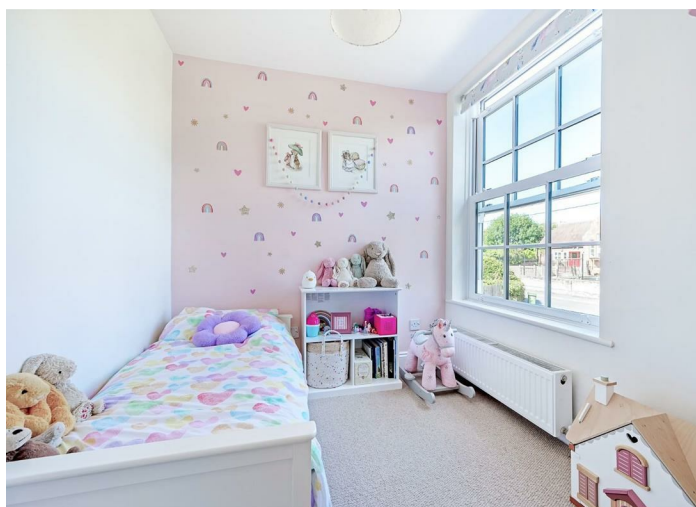
£450,000



**VICARAGE ROAD
FINCHINGFIELD
BRAINTREE**

Daniel Brewer are pleased to offer this three bedroom semi-detached home, once a part of an old vicarage in the picturesque village of Finchingfield. The accommodation on the ground floor comprises: entrance hall, cloakroom, kitchen/breakfast room and living room. The first floor has two bedrooms including en-suite facilities to the principal bedroom and a family bathroom. The second floor houses the final bedroom. Externally the property has an entertaining patio and small side garden and access to large communal gardens. The property benefits from allocated parking for one vehicle & Visitors Parking.





Bedroom Two

22'3" x 8'2" (6.8m x 2.5m)
 Double glazed timber Velux window to rear aspect, access to eaves storage, carpeted flooring, inset spotlights, various power points.

Parking

Allocated Parking For One Vehicle & Visitors Parking.

Courtyard Garden

To the rear of the property is a stone paved patio area overlooking the communal gardens, with additional hardstanding garden to the side further boasting stone shingle walkway and flowerbeds with various mature shrubs and flowers.

Communal Gardens

The property boasts access to established and well maintained communal grounds benefiting from a large picturesque pond, tranquil paths bordered by natural grass lawns, mature trees, flower beds, and various sitting areas.

Additional Information

The property benefits from an oil central heating system, and recently fitted UPVC double glazing throughout.

- **Semi-Detached Family Home**
- **Three Bedrooms**
- **Kitchen / Breakfast Room**
- **Large Living Room**
- **Cloakroom**
- **Entrance Hall**
- **Family Bathroom & En-suite**
- **Allocated Parking For One Vehicle & Visitors Parking**
- **Private Courtyard Garden With Communal Garden Access**
- **Desirable Village Location**

Entrance Hall

7'2" x 6'6" (2.2m x 2.0m)
 Entrance via timber door, stairs to first floor landing, wall mounted radiator with timber cover, engineered oak flooring, access to coat cupboard, ceiling mounted light fixture, doors to: living room, kitchen, cloakroom.

Cloakroom

Low level WC, wall mounted wash hand basin with mixer tap and splashback tiling, engineered oak flooring, ceiling mounted light fixture, extractor fan.

Kitchen / Breakfast Room

15'8" x 14'5" (4.8m x 4.4m)
 Double glazed timber French doors to rear aspect, double glazed UPVC sash windows to rear and side aspect, various base and eye level units with quartz work surfaces, integrated dishwasher, single unit ceramic sink with mixer tap and drainer unit, four ring induction Russell Hobbs hob with extractor fan over, low level fan oven, space for American style fridge freezer, access to under stairs storage, flagstone tiled floors, partially tiled walls, wall mounted spotlight arrays, inset spotlights, various power points.

Living Room

15'8" x 14'1" (4.8m x 4.3m)
 Double glazed UPVC sash windows to front and side aspects, wall mounted radiator, electric fireplace with granite hearth and timber mantel, engineered oak flooring, ceiling mounted light fixture, various power points.

First Floor Landing

8'10" x 8'6" (2.7m x 2.6m)
 Double glaze UPVC sash window to front aspect, carpeted stairway to first floor landing with post and rail timber banister, stairs to second floor landing, carpeted flooring, ceiling mounted light fixture, doors to: Principal bedroom, bedroom three, family bathroom.





Principal Bedroom

16'0" x 8'10" (4.9m x 2.7m)

Two double glazed sash windows to rear aspect , double glazed sash window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to:

En-suite

6'10" x 6'2" (2.1m x 1.9m)

Three-piece suite comprising: low level WC, pedestal wash hand basin with separate taps, timber panel enclosed bath with mixer tap and shower attachment, vinyl flooring, wood wall panelling, wall mounted heated towel rail, inset spotlights, extractor fan.

Bedroom Three

9'6" x 6'10" (2.9m x 2.1m)

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

Family Bathroom

12'5" x 5'10" (3.8m x 1.8m)

Double glazed frosted UPVC sash window to rear aspect, three-piece suite, low level WC, wall mounted wash hand basin with mixer tap, tile enclosed shower with accordion glass door and rainfall head, partially tiled walls, wall mounted radiator, inset spotlights, shaver point, extractor fan.

Second Floor Landing

Double glazed UPVC sash window to rear aspect, accessed via timber door and carpeted stairs, post and rail timber hand railings and balustrade, wall mounted radiator, access to eaves storage, carpeted flooring, inset spotlights.

