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BRAINTREE ROAD, WETHERSFIELD, BRAINTREE
OFFERS OVER £375,000



**BRAINTREE ROAD
WETHERSFIELD
BRAINTREE**

Daniel Brewer are pleased to offer this charming two-bedroom mid-terrace Victorian Cottage located along Braintree Road on the cusp of the picturesque village 'Wethersfield'.

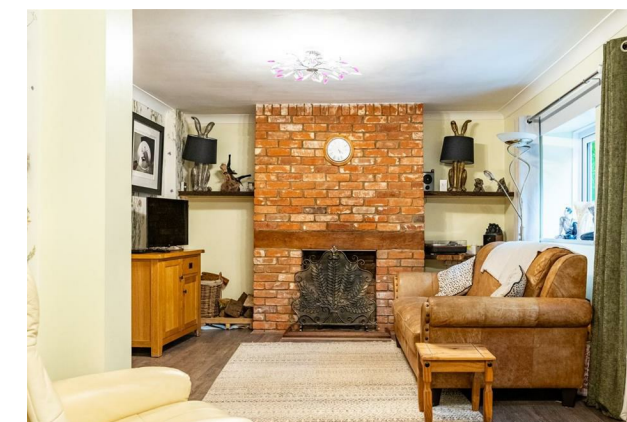
Upon entering, you are greeted by a generous lounge/dining room with doors leading to the kitchen and then through into the utility room.

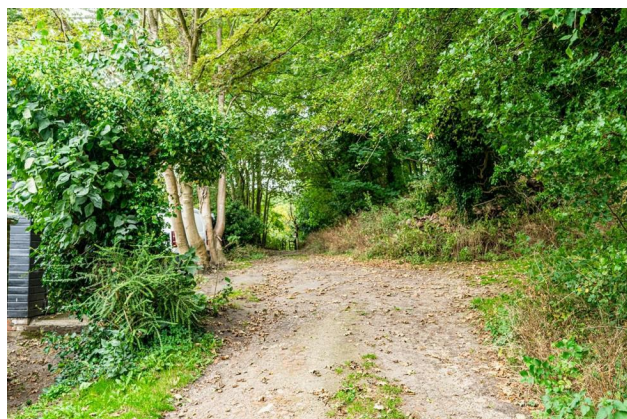
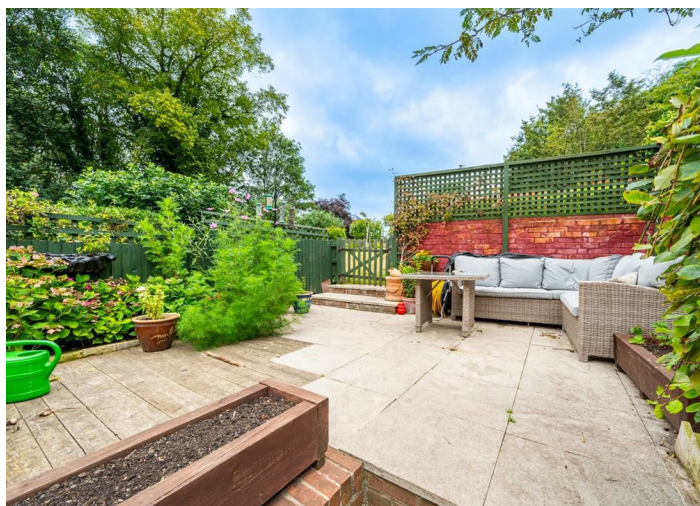
One of the highlights of this property is the delightful garden room, offering a tranquil space to enjoy one of the two gardens.

With two double bedrooms, this home is ideal for a small family, a couple, or even someone looking for a spare room and a home office.

Outside, you will find not just one, but two gardens to enjoy the outdoors, along with a garage and parking, ensuring that you have plenty of room for storage and vehicles.

This peaceful setting provides a wonderful opportunity to embrace a relaxed lifestyle while still being within easy reach of amenities and beautiful rural walks.





- Extended Charming Victorian Cottage
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Garden Room
- Utility Room
- Shower Room
- Two Gardens
- Garage & Parking
- Superb Countryside Setting

Lounge/Dining Room

On entering through the front door the lounge/dining room is segregated into two parts with the sitting area having an attractive red brick fireplace, with inset wood burning stove upon a brick hearth. A door rises to the first floor, and a further door grants access to the kitchen. The dining area takes in countryside views with an opening leading to under stairs storage and a door granting access to the shower room.

Kitchen

The kitchen is accessed from the lounge area and is fitted with a range of eye and base level units with oak effect work surfaces, tiled floor and views out the window to the rear garden. A range of integral appliances include: oven, grill, four ring electric hob with extractor fan over, inset sink and mixer tap, fridge/freezer and space for a dishwasher. An opening leads to the garden room and utility room.

Garden Room

The garden room provides informal entertaining space which could be utilized as a further sitting room, dining room or playroom and has French Doors flanked by windows offering an abundance of natural light and leading to the attractive rear courtyard garden. A door grants access to the utility room.

Utility Room

This useful room houses the boiler and offers space for both a washing machine and tumble dryer with pantry cupboards keeping everything else neat and tidy,

Shower Room

The newly fitted bathroom is fitted with a glass enclosed shower cubicle, wash hand basin with vanity unit and splash back, low level W.C, wall mounted heated towel rail and an opaque window to rear aspect.





First Floor Landing

Generous landing with access to the airing cupboard and doors leading to the bedrooms.

Bedroom One

This bedroom benefits from a dual aspect windows overlooking the rear garden with the countryside in the distance and woodland to the front elevation. It is a particularly well proportioned room and has a large Velux window to the rear with a dressing area, range of fitted wardrobes and an attractive recess with oak stud work.

Bedroom Two

The second bedroom is situated to the front elevation of the property and takes in views to the woodland.

Courtyard Garden

The rear gardens are a true delight being distinctly segregated into two areas, immediately to the rear of the garden room is a charming raised terrace which has a dwarf mellow red brick wall and steps rising to the terrace. This is flanked on two sides by

fencing and shrubbery to provide a high degree of privacy and is positioned to take advantage of the afternoon and evening sun.

Garden

A picket gate leads to a further area of garden which can be found to the rear and accessed via a track to the side of the properties providing a vehicular right of way. There is a timber garage and parking with a gate leading into this separate garden with two vegetable patches and greenhouse. Beyond this is a lawn area leading to the foot of the garden where you will find a decked terrace positioned to take advantage of the evening sun and views over beautiful countryside. Various mature flower beds and shrub borders have been landscaped in.

Garage

A timber built garage great for storage.

Parking

Suitable for one/two vehicles.

