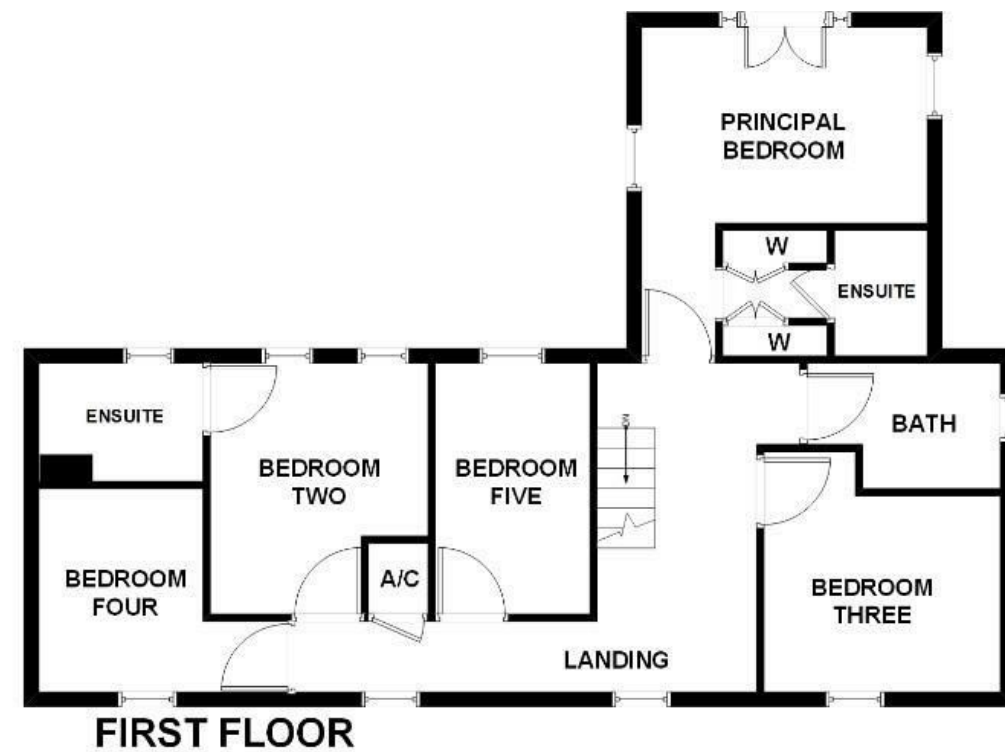
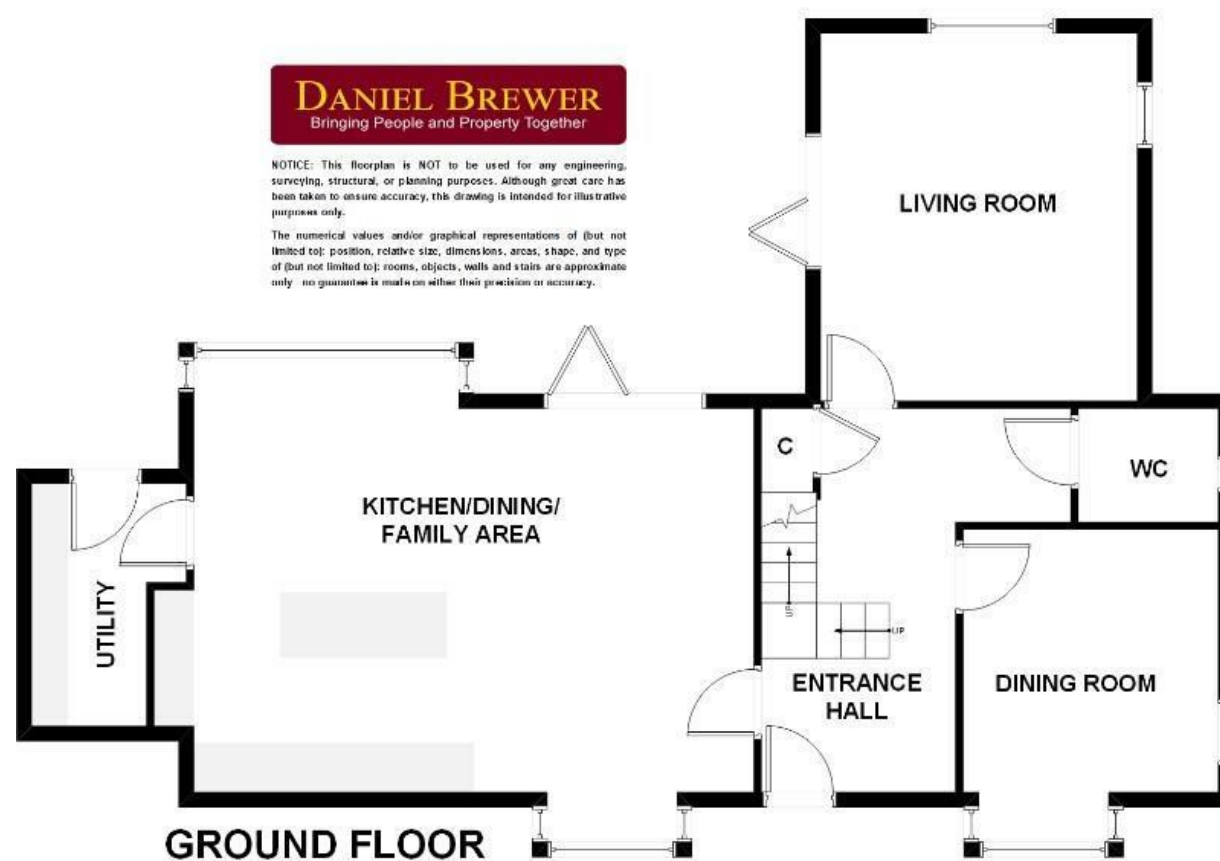




DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made as to their precision or accuracy.



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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



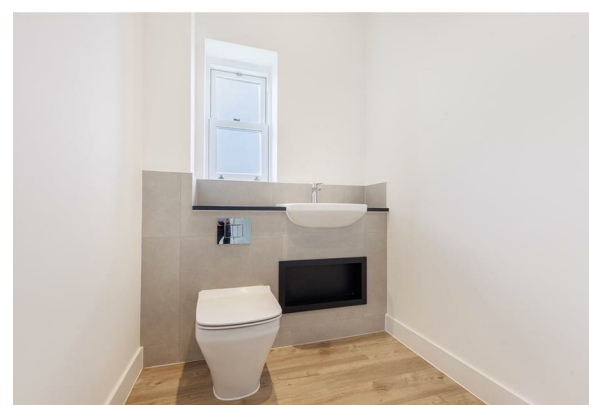
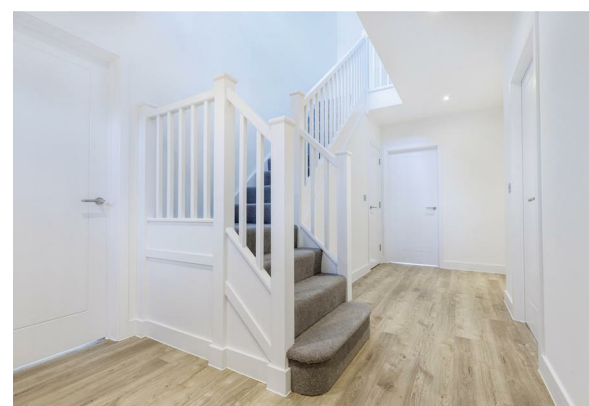
BARDFIELD ROAD, FINCHINGFIELD, BRAINTREE

£1,099,950



BARDFIELD ROAD FINCHINGFIELD BRAINTREE

Located within the highly desirable village of Finchingfield is this beautifully presented five-bedroom detached family home. The accommodation on the ground floor comprises: entrance hall, open plan kitchen/dining/family area, living room, dining room, utility room and a cloakroom. On the first floor there are five double bedrooms with en-suite facilities to the principal & bedroom two, a dressing area to the principal and a family bathroom. Externally the property benefits from driveway parking for six vehicles, a double garage with a EV charging point and a well presented rear garden. Part of the 'Eden Green' new development this property benefits from no onward chain & a 10 year NHBC warranty.





Gardens

To the front of the property is a laid to lawn area with wood chipped flowerbeds enclosed with a wrought iron fence. To the rear of the property is an entertaining patio area remainder laid to lawn enclosed by brick wall & timber post & rail fencing.

Additional Information

Part of the 'Eden Green' new build development, 10 year NHBC warranty, fibre to the premises, mains gas & electricity, freehold.

- *****NO ONWARD CHAIN*****
- **Five Double Bedrooms**
- **Open Plan Kitchen/Dining/Family Room**
- **Three Receptions**
- **Utility & Cloakroom**
- **En-Suite & Dressing Room to Principal**
- **Family Bathroom**
- **Fantastic Village Location**
- **Driveway Parking for Six Vehicles & Double Garage**
- **10 Year NHBC Warranty**

Entrance Hall

17'8" x 8'2" (5.4m x 2.5m)
UPVC door to front aspect, stairs rising to first floor landing, access to under stairs storage with fuse box and underfloor heating manifold, underfloor heating, laminate flooring, inset spotlights, various power points. Doors to: Living Room, Kitchen/Dining/Family Area, Dining Room, Cloakroom.

Kitchen/Dining/Family Area

29'10" x 18'0" (9.1m x 5.5m)
Sash square bay UPVC double glazed window to front aspect, double glazed UPVC windows to front & rear aspect, bi-folding UPVC doors to rear aspect, a range of base and eye level units with granite worksurfaces, one and a half unit Blanco stainless steel sink with mixer tap and carved drainer unit, Zanussi integrated dishwasher, integrated full height fridge and freezer, two AEG double fan ovens, island unit with breakfast bar seating for six people, four ring AEG induction hob with integrated extractor fan, underfloor heating, wood laminate flooring, inset spotlights, various power points, cat6 network point, TV point. Door to: Utility.

Utility

11'1" x 6'2" (3.4m x 1.9m)
Double glazed UPVC door to rear aspect, sash double glazed UPVC window to front aspect, various base and eye level units with granite worksurfaces over, single unit Blanco stainless steel sink with mixer tap and carved drainer unit, AEG drier, Zanussi washing machine, underfloor heating, wood laminate flooring, inset spotlights, various power points, extractor fan.

Cloakroom

Frosted sash double glazed UPVC window to side aspect, integrated vanity unit with low level WC, storage and sink with mixer tap, underfloor heating, wood laminate flooring, inset spotlights.

Dining Room

15'1" x 12'1" (4.6m x 3.7m)
Sash square bay double glazed UPVC window to front aspect, sash double glazed UPVC window to side aspect, underfloor heating, wood laminate flooring, ceiling mounted light fixture, various power points.

Living Room

19'4" x 16'0" (5.9m x 4.9m)
Bi-folding double glazed UPVC doors to side aspect, sash double glazed UPVC windows to rear & side aspect, underfloor heating, wood laminate flooring, ceiling mounted light fixture, various power points.

First Floor Landing

17'8" x 11'1" (5.4m x 3.4m)
Sash double glazed UPVC windows to front aspect, carpeted stairway with painted timber bannister, painted timber post and rail balustrade, access to airing cupboard, wall mounted radiator, ceiling mounted light fixtures, various power points. Doors to: Family Bathroom, Bedrooms.





Principal Bedroom

19'4" x 15'8" (5.9m x 4.8m)
French UPVC doors with Juliet balcony to rear aspect, sash double glazed UPVC windows to side aspects, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Opening to: Dressing Area.

Dressing Area

Inbuilt bespoke wardrobes with feature LED lighting, Door to: En-Suite

En-Suite

Three-piece suite, low level WC & vanity wash hand basin combination unit with mixer tap and low level storage, walk-in tile enclosed shower with rainfall head and handheld attachment, wall mounted heated towel rail, various shelving units, tiled floors, partially tiled walls, inset spotlights, shaver port, extractor fan.

Bedroom Two

14'1" x 10'9" (4.3m x 3.3m)
Sash double glazed UPVC windows to rear aspect, access to loft, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point. Door to: En-Suite

En-Suite

Frosted sash double glazed UPVC window to rear aspect, three-piece suite, low level WC & vanity wash hand basin combination unit with mixer tap and low level storage, walk-in tile enclosed shower with glass door and handheld attachment, wall mounted heated towel rail, various shelving units, tiled floors, partially tiled walls, inset spotlights, shaver port, extractor fan.

Bedroom Three

13'1" x 12'1" (4.0m x 3.7m)
Sash double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

Bedroom Four

12'9" x 11'5" (3.9m x 3.5m)
Sash double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

Bedroom Five

14'1" x 8'6" (4.3m x 2.6m)
Sash double glazed UPVC window to rear aspect, access to loft, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

Family Bathroom

Frosted sash double glazed UPVC window to side aspect, three-piece suite, low level WC & vanity wash hand basin combination unit with mixer tap and low level storage, tile enclosed bath with glass screen and mixer tap, mirror with shelf, wall mounted heated towel rail, splashback tiling, tiled flooring, inset spotlights, extractor fan.

Double garage & parking

Double garage with electric car charger & pedestrian access, driveway parking for six vehicles,

