



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 on either their precision or accuracy.



Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

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

£999,950



**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, study, utility room and a cloakroom. On the first floor there are four double bedrooms with en-suite facilities to the principal & bedroom two, a dressing area to the principal, a single bedroom and a family bathroom. Externally the property benefits from driveway parking for four 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.





Family Bathroom

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 EV charging point, brick paved driveway parking for four vehicles.

Gardens

To the front aspect is a laid to lawn area with woodchip flowerbeds surrounding the house and a brick paved pathway to the front door, timber panel fencing with timber gate provides access to rear garden with an entertaining paved patio area and laid to lawn gardens, all enclosed by brick wall and post and rail timber 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*****
 - **Four Double Bedrooms & One Single Bedroom**
 - **Open Plan Kitchen/Dining/Family Room**
 - **Two Receptions**
 - **Utility & Cloakroom**
 - **En-Suite to Principal & Bedroom Two**
 - **Family Bathroom**
 - **Fantastic Village Location**
 - **Driveway Parking for Four Vehicles & Double Garage**
 - **10 Year NHBC Warranty**

Entrance Hall

16'0" x 11'1" (4.9m x 3.4m)
UPVC front door to the front aspect, stairs to first floor landing, under stairs storage cove, access to coat and shoe storage cupboard with fuse board, underfloor heating manifold & fibre internet, underfloor heating, wood laminate flooring, inset spotlights, various power points. Doors to: Study, Living Room, Cloakroom, Kitchen/Dining/Family Room.

Study

13'1" x 8'2" (4.0m x 2.5m)
Double glazed UPVC window to front & side aspect, underfloor heating, wood laminate flooring, ceiling mounted light fixture, various power points.

Living Room

15'8" x 13'1" (4.8m x 4.0m)
Double glazed UPVC bi-folding doors to rear aspect, underfloor heating, wood laminate flooring, ceiling mounted light fixture, various power points, TV point.

Cloakroom

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

Kitchen/Dining/Family Room

36'1" x 15'5" (11.0m x 4.7m)
Double glazed UPVC windows to front & both side aspects, double glazed UPVC bi-folding 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 fridge freezer, microwave AEG oven, fan AEG oven, breakfast bar seating for six people, four ring AEG induction hob with extractor fan overhead, underfloor heating, wood laminate flooring, inset spotlights, various power points. Door to: Utility Room.

Utility Room

7'6" x 6'2" (2.3m x 1.9m)
Double glazed UPVC door to rear aspect, various base and eye level units with granite worksurfaces over, single unit stainless steel sink with mixer tap and drainer unit, Zanussi washing machine, Zanussi tumble drier, underfloor heating, wood laminate flooring, inset spotlights, various power points, extractor fan.

First Floor Landing

20'0" x 16'4" (6.1m x 5.0m)
Double glazed UPVC window to front aspect, carpeted stairway with painted timber bannister to first floor landing,





painted timber post and rail balustrade, access to airing cupboard, access to loft, wall mounted radiator, ceiling mounted light fixtures, various power points. Doors to: Bathroom, Bedrooms.

Principal Bedroom

16'8" x 13'5" (5.1m x 4.1m)
Double glazed UPVC window to rear aspect, access to in-built wardrobes with hanging space, shelving space & LED lights, wall mounted radiator, carpeted flooring, inset spotlights, various power points. 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 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 Two

16'4" x 12'5" (5.0m x 3.8m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. 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 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 11'9" (4.0m x 3.6m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four

12'5" x 11'5" (3.8m x 3.5m)
Double glazed UPVC windows to front & side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Five

12'5" x 7'6" (3.8m x 2.3m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

