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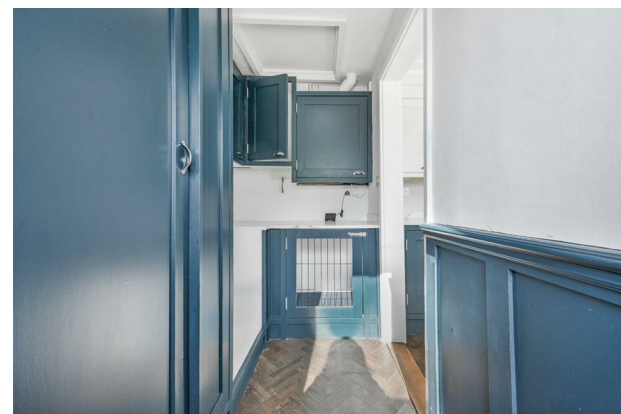
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POLLARDS VILLAS, BARDFIELD SALING, BRAINTREE

OFFERS OVER £400,000



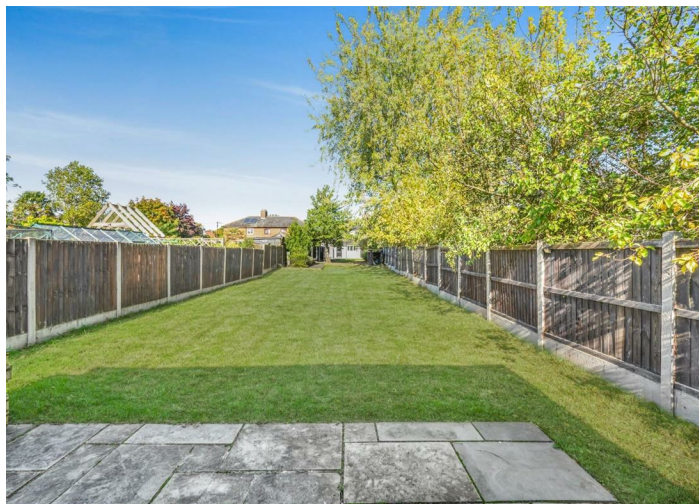
# POLLARDS VILLAS BARDFIELD SALING BRAINTREE

\*\*\*NO ONWARD CHAIN\*\*\*This refurbished three bedroom semi-detached family home boasts approximately a fifth of an acre plot in the quiet village of Bardfield Saling with various outbuilding including a home office & gym. The ground floor accommodation comprises:- lounge, dining room, family room, kitchen, utility and cloakroom. On the first floor are three bedrooms and a family bathroom. Externally the property further benefits from ample driveway parking and a 150ft south east facing rear garden with covered BBQ & kitchen area. The property offers further potential to extend subject to planning permission.

## Entrance Hall

Accessed via solid Oak front door, Leaded windows to front aspect, UPVC double glazed windows to multiple aspects, part herringbone style oak flooring, part tiled flooring, power points, stairs rising to the first floor landing, door to.





- Three Bedrooms
- Semi-Detached Family Home
- Generous Rear Garden
- Ample Driveway Parking
- Gym & Home Office
- Open Plan Lounge/Dining Room
- Family Room
- Kitchen & Utility
- Cloakroom & Family Bathroom
- \*\*NO ONWARD CHAIN\*\*

### Lounge

15'1" x 10'5" (4.60m x 3.18m)

UPVC double glazed window to front aspect, working feature brick fireplace with oak bressummer, two built in dressers with shelving, herringbone style Oak flooring, radiator, T.V point, power points, inset spotlights, opening to.

### Dining Room

18'6" x 8'5" (5.64m x 2.57m)

Inset spotlights, Radiator, herringbone style Oak flooring, power points, door to kitchen, door to cloakroom, open to.

### Family Room/Bedroom Four

18'4" x 6'5" (5.59m x 1.96m)

UPVC double glazed French doors leading to the rear garden, wood panelled feature wall, radiator, inset spotlights, herringbone style Oak flooring, T.V point.

### Cloakroom

Comprising a close coupled W.C, wash hand basin, tiled flooring.

### Kitchen

15'1" x 10'1" (4.60m x 3.07m)

UPVC double glazed window to rear aspect, base and eye

level units with marble effect working surfaces over & splashbacks, under unit lighting, inset 1 1/2 bowl sink with drainer unit & mixer tap, space for range cooker & tiled splashback, integrated dishwasher, inset spotlights, herringbone style Oak flooring, radiator, power points, doorway to.

### Utility Room

Base and eye level units with marble effect working surface over, space for washing machine, space for tumble dryer, space for fridge/freezer, inset spotlights, power points, herringbone style Oak flooring, wall mounted Worcester combi boiler, partly glazed door to the rear garden.

### First Floor Landing

UPVC double glazed window to side aspect, inset spotlights, power points, loft access, doors to.

### Principal Bedroom

10'2" x 9'9" (3.10m x 2.97m)

UPVC double glazed window to front aspect, a range of built-in wardrobes, solid oak flooring, radiator, inset spotlights, power points.





**Bedroom Two**

9'10" x 9' (3.00m x 2.74m)  
UPVC double glazed window to rear aspect, wood effect flooring, radiator, power points, inset spotlights.

**Bedroom Three**

9'3" x 6'8" (2.82m x 2.03m)  
UPVC double glazed window to rear aspect, a range of fitted wardrobes, wood effect flooring, inset spotlights, radiator, power points.

**Family Bathroom**

UPVC double glazed Opaque window to front aspect, freestanding claw foot bath with Victorian style mixer taps & shower attachment, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Gym**

17' x 13'8" (5.18m x 4.17m)  
To the foot of the garden is a timber frame, insulated and cladded outbuilding with wood effect flooring, double glazed full height windows and two sets of double glazed French doors.

**Home Office**

15'1" x 6' (4.60m x 1.83m)  
Situated halfway down the garden is a timber frame, insulated and cladded outbuilding with wood effect flooring, UPVC double glazed full height windows and UPVC double glazed French doors.

**Garden**

To the rear of the property is a wraparound patio area leading to the remainder lawn with a variety of mature shrubs and trees. A shingle pathway leads the covered kitchen and BBQ area with breakfast bar area. The shingle pathway continues to the home office and a timber shed. To the foot of the garden is a secondary patio area in front of the Gym and an additional shed.

**Driveway**

To the front of the property is a shingle driveway providing parking for four vehicles leading a built-in storage cupboard with double doors and paved area.

