



Newlands Cottage, Lanham Green, Cressing, Braintree, CM77 8DT

welcome to

Newlands Cottage, Lanham Green, Cressing, Braintree

**** GUIDE PRICE £550,000 - £600,000 **** This detached bungalow situated in the sought after village of Cressing. The property benefits from a plot measuring approximately 1.75 acres and has good size family accommodation with four/five bedrooms, spacious lounge and a stunning kitchen/dining room



Lounge

18' x 16' 9" (5.49m x 5.11m)

Double glazed window to rear and side aspect, 2 x radiators, inset spot lights, ceramic tiled flooring.

Kitchen / Diner

21' 1" x 13' 5" (6.43m x 4.09m)

Double glazed window side aspect, bi-fold doors to side and rear aspect, inset spot lights, ceramic tiled flooring, quartz 1 1/2 sink drainer unit, integrated fridge freezer, integrated dishwasher, double oven, integrated microwave, range of base and wall mounted units with work surface over.

Utility Room

15' 7" x 7' 11" (4.75m x 2.41m)

Double glazed window to side and rear aspect, radiator, range of base and wall mounted units with work surface over, stainless steel sink drainer unit.

Conservatory

10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed windows to side and rear aspect, French doors leading to garden.

Bedroom One

14' 3" x 11' 1" (4.34m x 3.38m)

Double glazed window to rear aspect, radiator, pendant lighting, carpets.

En-Suite

Obscured double glazed window to rear aspect, radiator, shower cubicle, low level WC, vanity unit, carpets, inset spot lights.

Bedroom Two

14' 4" x 11' 9" (4.37m x 3.58m)

Double glazed box bay window, radiator, pendant lighting, carpets.

Bedroom Three

11' 10" x 11' 10" (3.61m x 3.61m)

Double glazed box bay window to front aspect, radiator, pendant lighting, carpets.

Dressing Room / Bed Four

11' 10" x 10' (3.61m x 3.05m)

Dressing room, double glazed window to side aspect, pendant lighting, carpets.

Bedroom Five

14' 4" x 11' 9" (4.37m x 3.58m)

French doors opening to conservatory, radiator, pendant lighting

Bathroom

Obscured double glazed window to side aspect, side panelled bath with over head shower, vanity unit with taps over, low level WC, heated towel rail.

Agent Notes

The red line boundary on the aerial image is for guidance purposes only and all interested parties are advised to confirm the exact boundaries with their legal representatives.

We have been made aware that the land to the rear of the property is common land.

Agent Notes

Part of the property is of non standard construction.



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Newlands Cottage, Lanham Green, Cressing, Braintree

- Views over Countryside
- 5 Bedroom Property
- 1.75 Acre Plot
- Kitchen / Breakfast Room with Bi-Fold Doors
- Off Road Parking

Tenure: Freehold EPC Rating: E

guide price

£550,000 - £600,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, spacings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108433 - 0005

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