

Coggeshall Road, Stisted, Braintree, CM77 8AB

welcome to

Coggeshall Road, Stisted, Braintree

** GUIDE PRICE £1,000,000 to £1,100,000 ** William H Brown are pleased to offer this exciting opportunity to acquire this stunning four / five double bedroom family home and thriving kennels and cattery business in a convenient location situated along the A120













Entrance Porch

Kardean flooring.

Hallway

Double glazed window to side aspect. Two storage cupboards. Stairs to first floor. Kardean flooring.

Dining Room / Bedroom Five

9' 9" x 14' 9" (2.97m x 4.50m)

Double glazed window to front and side aspect. Radiator. Feature fireplace with wood burning stove.

Lounge

22' 1" x 12' 1" (6.73m x 3.68m)

Double glazed Patio doors to garden. Double glazed window to side aspect. Two radiators. Feature fireplace with wood burning stove.

Kitchen / Diner

22' 4" extending to 8' 6" x 15' 6" (6.81 m extending to 2.59 m x 4.72 m)

Double glazed bi-fold doors to rear aspect Range of wall and base units with work surfaces incorporating inset one and a half bowl sink and drainer. Two integrated double ovens. Four ring induction hob. Integrated dishwasher. Space for American style fridge freezer. Island with work surface and breakfast bar. Kardean flooring. Under floor heating.

Utility Room

Double glazed door to rear garden. Double glazed window to side aspect. Space and plumbing for washing machine. Space for tumble dryer. Kardean flooring. Under floor heating.

Cloakroom

Obscure double glazed window to side aspect. Low level WC. Hand wash basin. Heated towel rail. Kardean flooring. Under floor heating.

Landing

Double glazed window to rear. Radiator. Two built in cupboards. Access to loft space. Built in double cupboard. Doors leading to;

Bedroom One

16' 5" x 11' 2" (5.00m x 3.40m)

Two double glazed windows to side aspect. Radiator.

En-Suite

Double glazed window to rear aspect. Walk in double shower. Low level WC. Twin sink vanity units. Cupboard. Radiator.

Bedroom Two

16' 5" x 11' 4" (5.00m x 3.45m)

Two double glazed window to side aspect. Radiator.

En-Suite

Double glazed window to rear aspect. Walk in double shower. Low level WC. Twin sink vanity units. Cupboard. Radiator.

Bedroom Three

11' max extending to \times 14' 6" max (3.35m max extending to \times 4.42m max)

Double glazed window to front and side aspect. Radiator.

Bedroom Four

 $8'7" + recess \times 11' + recess (2.62m + recess \times 3.35m + recess)$

Double glazed window to front and side aspect. Radiator.

Bathroom

Double glazed window to side aspect. Panel enclosed bath. Pedestal hand wash basin. Low level WC. Cupboard housing heating tank. Radiator.

Garden

Mainly laid to lawn with mature shrubs and trees to borders.

Kennels & Cattery

Two blocks of kennels to the side of the house. Licensed with the council valid for 3 years for 42 dogs and 20 cats. Out door kitchen. Staff room. Purpose built cattery.

Outbuildings

Two large workshops with electric roller doors

Parking

Block paved driveway providing off street parking for multiple cars. Grey Powder Coated Steel Gates





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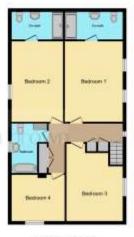
- Five Bedroom Detached House
- Burglar and Live Alarm with 24 Cameras
- Grey Powder Coated Steel Gates
- Kardean Luxury Vinyl Flooring
- Air Heat Source Pump

Tenure: Freehold EPC Rating: D

guide price

£1,000,000 - £1,100,000





First Floor

This Roor plan is for float/altring purposes only. If is not driven to ocals. Any reseaumments, floar areas (including any total floor areas) openings and orientation are approximate. No should are guaranteed. they cannot be robed upon for any approximate and they give not of any agreement. He spelling is latent for any area, consistent or residelement. A party must not upon the beam respectively). Threword be new floatings or the new floatings of the new floatings o



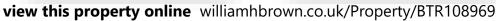




Map data ©2024

Please note the marker reflects the

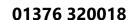
Please note the marker reflects the postcode not the actual property





Property Ref: BTR108969 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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