



Coggeshall Road, Stisted, Braintree, CM77 8AB

welcome to

Coggeshall Road, Stisted Braintree

Kennels & Cattery Business Opportunity William H Brown proudly presents a remarkable chance to purchase a beautifully appointed four/five double bedroom family residence, complete with a successful and well-established kennels & cattery business, ideally situated in a prime and accessible location!



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" (6.81m extending to 2.59m x 4.72m)

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 x 14' 6" max (3.35m max extending to x 4.42m max)

Double glazed window to front and side aspect. Radiator.

Bedroom Four

8' 7" + recess x 11' + recess (2.62m + recess x 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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welcome to

Coggeshall Road, Stisted, Braintree

- 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

Council Tax Band: E

guide price

£1,000,000 - £1,250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR108969 - 0008

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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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