



Field View, Wethersfield, Braintree, CM7 4FF

welcome to

Field View, Wethersfield, Braintree

**** GUIDE PRICE £550,000 - £600,000 **** William H Brown are pleased to offer this impressive four double bedroom detached family home in the sought-after picturesque village of Wethersfield. Set within a small, exclusive development, this spacious property offers modern comforts.



Entrance Hallway

Luxury vinyl flooring. Radiator. Stairs to first floor.
Doors leading to:-

Ground Floor Cloakroom

Low level WC. Hand wash basin. Radiator.

Lounge

21' 4" x 13' 6" max (6.50m x 4.11m max)
Double glazed window to front aspect. Two double glazed windows to side aspect. Double glazed French doors to rear garden. Two radiators. Feature fireplace with large wood burning stove.

Kitchen / Diner

21' 5" max x 20' 8" max (6.53m max x 6.30m max)
L'shaped. Spacious and open plan. Double glazed window to front and rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps . Integrated oven with four ring induction hob and overhead extractor fan. Integrated fridge freezer. Integrated dishwasher and washer dryer. Breakfast island. Two radiators.

Landing

Loft access. Cupboard housing hot water tank. Doors leading to:-

Bedroom One

13' 7" x 11' 3" (4.14m x 3.43m)
Double glazed window to front and side aspect.
Radiator.

En-Suite

Obscure double glazed window to front aspect. Low level WC. Pedestal hand wash basin. Walk in shower cubicle. Heated towel rail. Shaver point.

Bedroom Two

13' 7" max x 10' 5" (4.14m max x 3.17m)
Double glazed window to front aspect. Radiator.

Bedroom Three

13' 6" x 9' 8" (4.11m x 2.95m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

12' 3" x 8' 3" (3.73m x 2.51m)
Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath with hot and cold mixer taps and shower attachment. Low level WC. Pedestal hand wash basin. Heated towel.

Garage

23' 4" x 9' (7.11m x 2.74m)
Up and over door. Power and lighting. Door to garden.

Parking

Driveway to the left providing off road parking leading to garage with a further gated driveway to the right.

Garden

Patio and raised decked seating areas. Remainder laid to lawn. Mature trees. Gated access to front



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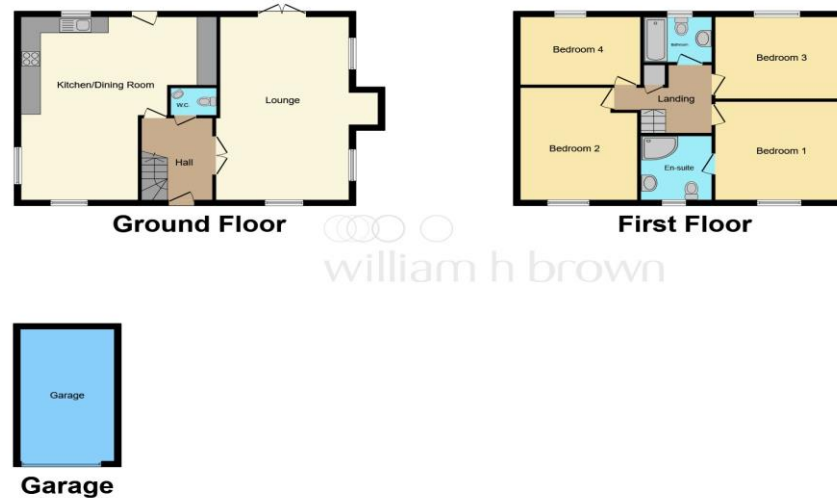
Field View, Wethersfield Braintree

- Four Spacious Double Bedrooms
- Detached
- Picturesque Village of Wethersfield
- En-Suite
- Air Source Heat Pump

Tenure: Freehold EPC Rating: B
Council Tax Band: F

guide price

£550,000 - £600,000



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:
BTR109588 - 0002

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