**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.


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## DOG CHASE, WETHERSFIELD, BRAINTREE

## OFFERS OVER £300,000

# DOG CHASE
# WETHERSFIELD
# BRAINTREE

Nestled in the charming village of Wethersfield, Braintree, this delightful terraced cottage offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, a living room that seamlessly opens into a dining area creating an excellent space.

The kitchen/dining room is designed to be both functional and welcoming, providing ample room for dining and socialising. The good-sized garden is a wonderful outdoor retreat, perfect for relaxing or hosting gatherings during the warmer months. Additionally, the property features a driveway that accommodates two vehicles, ensuring convenience for residents and guests alike.

Situated in a quiet location, this cottage offers a peaceful atmosphere while still being within easy reach of local amenities. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal place to call home. This property presents a fantastic opportunity for those looking to settle in a tranquil yet accessible part of Essex.

- **Three Bedroom Victorian Home**
- **Spacious Kitchen/Breakfast Room**
- **Open Plan Living Room & Dining Room**
- **Garden**
- **Driveway**
- **Sought After Village Location**
- **Close To Major Transport Links**
- **Quiet Location**

## Living Room
18'8" x 11'6" (5.70m x 3.53m)
Entered via front door, oak flooring, window to front, feature fireplace with brick surround & wooden mantelpiece with inset log burner, stairs rising to first floor, under stairs storage cupboard.

## Kitchen
18'8" x 9'8" (5.70m x 2.97m)
Window to rear aspect, partly glazed door to rear aspect, fitted with a range of matching wall and base units with granite work surface over, space for fridge/freezer, washing machine and range oven, extractor fan, butler sink with mixer tap, dishwasher, tiled flooring.

## First Floor Landing
Doors leading to:-

## Dining Area
11'6" x 7'3" (3.52m x 2.23m)
Open plan to living room, window to front aspect.

## Landing
Doors leading to:-

## Bedroom One
11'6" x 11'2" (3.53m x 3.41m)
Windows to front & rear, range of fitted wardrobes.

## Bedroom Two
9'6" x 11'7" (2.91m x 3.54m)
Windows to front & rear, fitted wardrobes.

## Bedroom Three
9'10" x 7'2" (3.02m x 2.20m )
Window to rear, fitted wardrobes.

**Family Bathroom**
Opaquer window to front aspect, bath with mixer tap and shower over, WC, sink with mixer tap, wall mounted heated towel rail.

**Garden**
Directly to the rear of the property there is a patio area great for entertaining with steps leading to the remaining which is laid to lawn. At the foot of the garden there is parking suitable for two vehicles.