



## Dewlands

Braintree, CM77 8LW

Freehold  
Tax Band:

**Offers In Excess Of £500,000**



Boasting a STUNNING 25' DUAL ASPECT kitchen/diner, a 20' L-SHAPED living/family room plus STUDY/PLAY ROOM and a generously sized UNOVERLOOKED rear garden is this FOUR DOUBLE BEDROOM detached property. Benefiting from an EN-SUITE to master, family bathroom & d/stairs cloakroom, driveway parking for 3-4 vehicles and IMMACULATELY PRESENTED THROUGHOUT. Ideally set in a tucked away CUL-DE-SAC location within walking distance to all local village amenities & Crossing Station (links to London Liverpool St). Contact Hamilton Piers, Black Notley's local property experts, to view!



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Amtico flooring, stairs rising to first floor, radiator, door to WC.

### CLOAKROOM:

Obscure window to front, laminate flooring, hand wash basin inset to vanity unit, WC.

### STUDY / PLAY ROOM

7'6" x 6'7" (2.29 x 2.02)

Window to front, radiator.

### KITCHEN / DINER:

25'5" x 10'4" (7.77 x 3.17)

Window to front, bi-fold doors leading to rear garden. Wall & base units, integrated eye level oven, 4 ring electric hob with extractor over, integrated dishwasher & washing machine, spaces for fridge freezer & wine cooler, one & half stainless steel sink & drainer, tiled splashbacks, breakfast bar, Amtico flooring.

### LIVING / FAMILY ROOM:

14'11" > 8'0" x 20'10" > 10'9" (4.56 > 2.46 x 6.36 > 3.28)

L shape living / family room with patio doors leading to rear garden, radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpet flooring.

### MASTER BEDROOM:

10'8" x 14'1" > 9'5" (3.26 x 4.30 > 2.88)

Window to front, 2x double fitted wardrobes, radiator.

### EN-SUITE:

Window to front, fully tiled walls, shower enclosure, hand wash basin inset to vanity unit, WC, heated towel rail.

### BEDROOM TWO:

14'1" x 7'9" (4.30 x 2.38)

Window to rear, radiator.

### BEDROOM THREE:

12'9" x 8'0" (3.90 x 2.44)

Window to front, radiator.

### BEDROOM FOUR:

11'3" x 6'9" (3.45 x 2.06)

Window to rear, radiator.

### FAMILY BATHROOM:

Obscure window to side, bath with shower over, hand wash basin inset to vanity unit, WC, amtico flooring.

### EXTERIOR:

### REAR GARDEN:

Laid to lawn, patio seating area, enclosed by panel fencing, side access gate.

### DRIVEWAY & PARKING:

Driveway parking for 3-4 vehicles.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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