



Gosfield Road

Braintree, CM7 5NZ

Asking Price £650,000

Freehold
Tax Band: E



Boasting a 95' UNOVERTLOOKED rear garden with 28' DETACHED OUTBUILDING (bar/studio/office), ANNEX POTENTIAL* plus a stunning 34' kitchen/dining/family room is this four DOUBLE bedroom detached chalet bungalow. Benefiting from a garage (potential to convert*), GATED DRIVEWAY for multiple vehicles, a 25' BAY-FRONTED lounge and playroom/study/bedroom four. Offering an EN-SUITE to master bedroom, ground floor & first floor shower rooms, IMMACULATELY PRESENTED THROUGHOUT with well-proportioned, VERSATILE living accommodation. Ideally positioned in a SEMI-RURAL location with convenient access to surrounding amenities, Braintree Town Centre & Station and A120/M11. Viewings highly recommended!



Gosfield Road, Braintree, CM7 5NZ

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring.

SHOWER / CLOAKROOM:

Enclosed and fully tiled double corner shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM FOUR / OFFICE / PLAYROOM:

11'5 x 11'0 (3.48m x 3.35m)

Double glazed bay window to front aspect (fitted with shutters), radiator, carpeted flooring.

LOUNGE:

25'8 x 11'4 (7.82m x 3.45m)

Double glazed bay window to front aspect (fitted with shutters), central electric fireplace (with ability to create open fire) with exposed brick surround, two radiators, carpeted flooring. Bi-folding doors to kitchen/dining/family room.

KITCHEN / DINING / FAMILY ROOM:

34'11 x 21'10 (10.64m x 6.65m)

Double glazed windows to rear aspect and raised skylights, a series of matching base and wall units, edged work surfaces in Quartz incorporating a double ceramic sink unit with central mixer tap, Rangemaster cooker with gas hob and extractor hood over, integrated dishwasher, microwave oven, low level fridge and freezer, space for American fridge/freezer, large walk-in larder cupboard, tiled flooring with under floor heating. Bi-folding doors across rear aspect.

UTILITY ROOM:

10'2 x 8'7 (3.10m x 2.62m)

Fitted base units with edged work surfaces incorporating a ceramic sink unit with central mixer tap, space for washing machine and tumble dryer, built-in cupboard, radiator, tiled flooring. Door to side aspect.

MASTER BEDROOM:

20'2 x 9'7 (6.15m x 2.92m)

Double glazed window to front aspect (fitted with shutters), two radiators, wood flooring.

EN-SUITE:

Double glazed window to rear aspect, freestanding roll top bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM TWO:

16'5 x 12'10 (5.00m x 3.91m)

Double glazed window to front aspect (fitted with shutters), built-in double wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

15'1 x 10'5 (4.60m x 3.18m)

Double glazed window to rear aspect, radiator, carpeted flooring.

SHOWER ROOM:

Enclosed and fully tiled corner shower unit, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and very generously sized rear garden comprising large patio area extending across property rear and sides, built-in BBQ area, remainder mainly laid to lawn with mature tree and shrub borders, timber built storage shed, bar/outbuilding and gated side access.

BAR / OUTBUILDING:

28'7 x 12'2 (8.71m x 3.71m)

Timber built outbuilding currently comprising a fully fitted sports bar area with ability to convert.

GARAGE, DRIVEWAY & PARKING:

Attached single garage fitted with power, lighting and up & over door. Gated driveway parking for multiple vehicles.

AGENTS NOTES:

Council Tax Band: E

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



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

