

Total area: approx. 279.5 sq. metres (3008.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Disclaimer

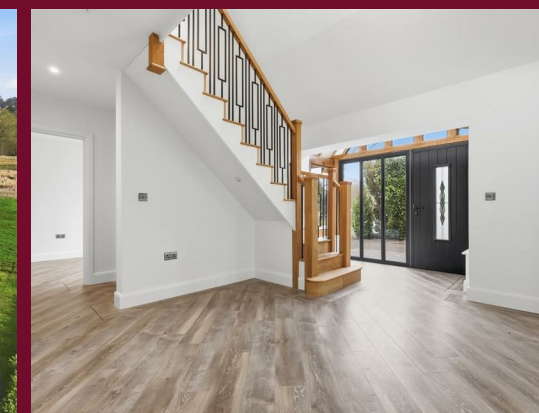
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

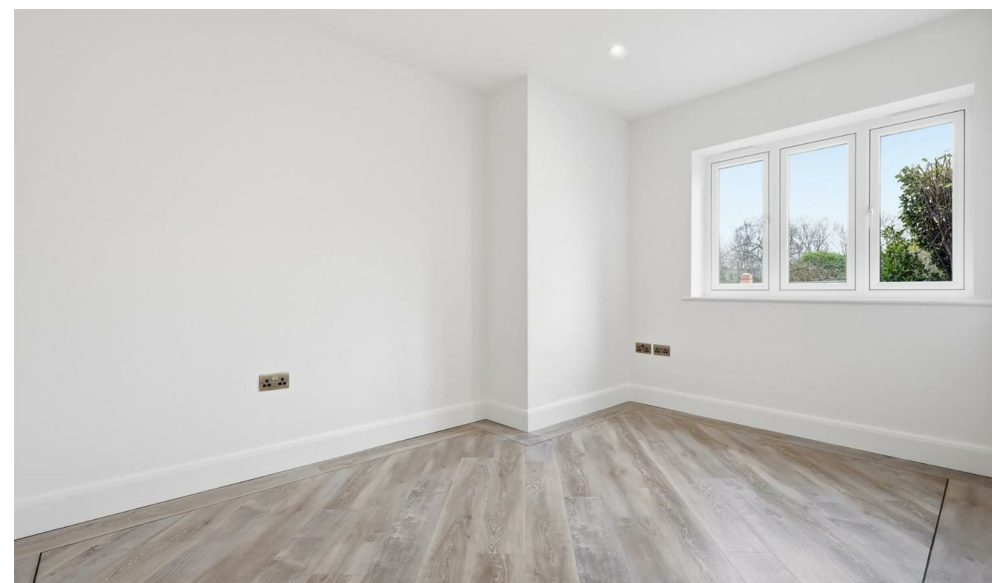
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CHURCH LANE, BRAINTREE, ESSEX, CM7 5SD

£950,000



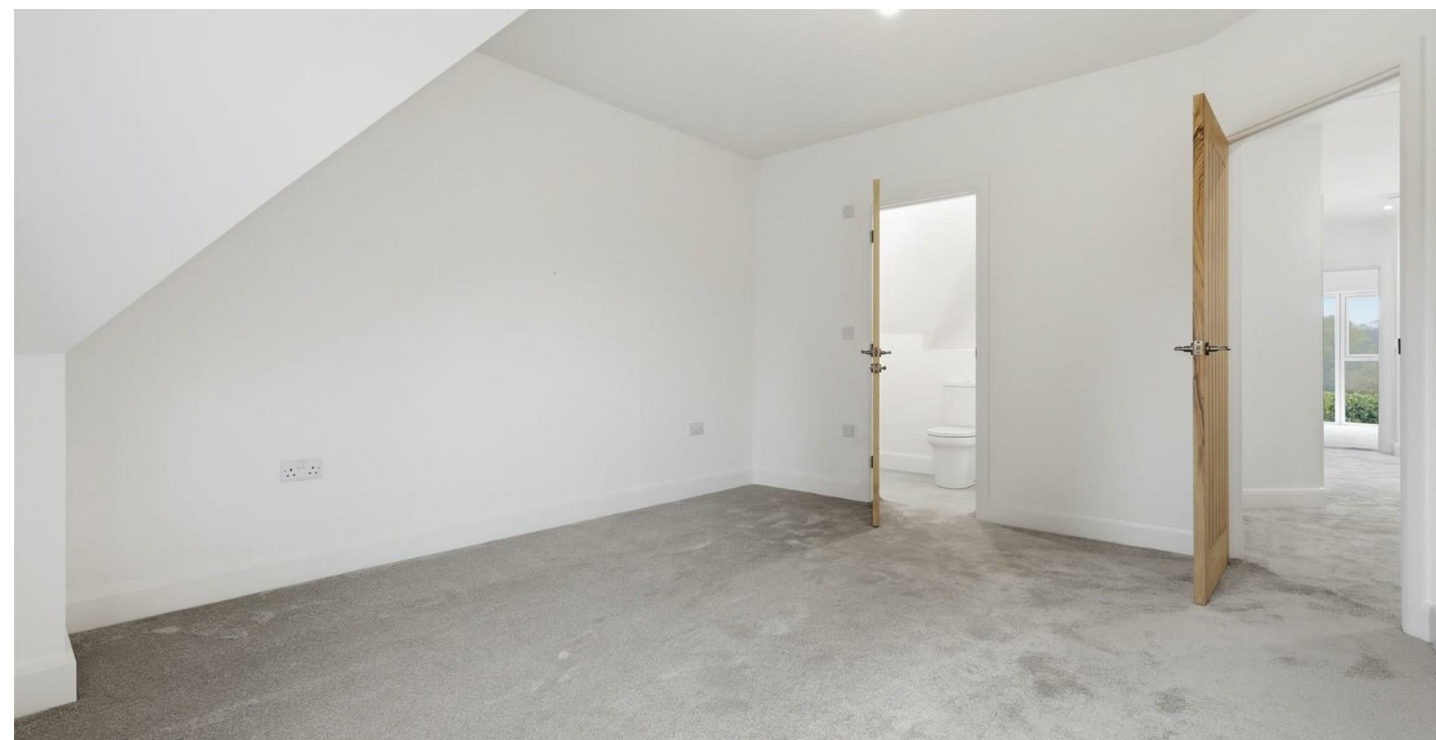
**CHURCH LANE
BRAINTREE
ESSEX
CM7 5SD**

Situated on an established residential road in a highly private and secluded setting, this substantial four-bedroom detached executive new-build home offers an exceptional standard of accommodation with high-quality finishes and energy-efficient design throughout. The property benefits from a double bay cart lodge and a gated driveway providing parking for several vehicles.

Arranged over two floors, the home features a contemporary layout with generously proportioned rooms, carefully specified materials and fittings, and modern energy-efficient features designed for comfortable and economical living. The ground floor comprises a spacious family room, study, impressive kitchen/dining/living room, utility room, cloakroom, and a welcoming entrance hall.

The first floor offers four well-appointed bedrooms, including two with en-suite bathrooms and two with dressing rooms, in addition to a modern family bathroom.

Externally, the property is further enhanced by a beautifully landscaped wraparound garden which reinforces the home's private setting, providing both privacy and versatile outdoor space





Landscaped Garden

The gardens are fully enclosed by timber fencing, mature Laurel hedging, and brick walls, offering both privacy and security. Beautifully landscaped, the outdoor space features a generous sandstone patio that wraps around the property, creating an ideal setting for outdoor dining and entertaining, with the remainder laid to lawn.

A sandstone pathway leads to a timber gate, providing additional access to the garden. To the rear of the property, a paved courtyard offers a further secluded seating area, with sandstone pathways connecting seamlessly to the driveway, front door, and side access.

The garden is further enhanced by external power points and lighting, ensuring practicality and enjoyment throughout the year.

Double Bay Cart Lodge With Gated Driveway Parking

To the side of the property, a double-bay cart lodge provides excellent covered parking and benefits from a pitched roof offering additional storage space, along with power and lighting. To the front, a stone driveway affords parking for several vehicles and is accessed via electric double gates, enhancing both convenience and security.

Specification & Finishings

- Block Construction With Brick, Cladding External Finish
- Aluminium Double Glazed Bi-Folding Double
- Air Source Heat Pump Heating System
- Underfloor Heating On The Ground Floor
- Solar Panels With Battery Storage
- LED Lighting
- Stone Working Surfaces
- Integrated Appliances
- 3-1 Boiling Water Tap
- Bespoke Built-in Wardrobes To Principal Bedroom
- Fully Tiled Bathrooms With Quality Brassware

- Four Bedroom Detached New Build Home
- 2,653 Square Feet Of Modern Accommodation
- Double Bay Cart Lodge With Gated Driveway Parking
- Landscaped Wraparound Gardens
- High Specification Finish Throughout
- Kitchen/Dining/Living Area
- Family Room & Study
- Utility Room & Cloakroom
- Entrance Hall & Galleried Landing
- Two En-Suites & Family Bathroom

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Entrance Porch

Accessed via vaulted Oak porch with full height windows to front aspect & a composite main door.

Hallway

Wood effect flooring with underfloor heating, Oak staircase with black metal spindles rising to the galleried landing, built-in double storage cupboard, power points, inset spotlights, double doors to the kitchen/dining/family room, doors to.

Cloakroom

Wood effect flooring with underfloor heating, part tiled walls, wash hand basin with vanity drawer below, W.C, heated towel rail, inset spotlights, extractor fan.

Kitchen/Dining/Living Area

38'7" x 19'6" (11.76m x 5.94m)

Three full height windows to side aspect, additional window to side aspect, Two sets of bi-folding doors leading to the rear garden, base and eye level units with Quartz working surfaces over, complimentary island with quartz working surface & breakfast bar area, two inset Bosch ovens, inset five ring electric hob with extractor over, inset sink with drainer unit, integrated dishwasher, integrated full height fridge, integrated full height freezer, inset wine cooler, walk-in pantry cupboard, integrated bin compartment, inset shelving, inset spotlights, power points, T.V point, wood effect flooring with underfloor heating.

Utility Room

9' x 8'3" (2.74m x 2.51m)

Window to rear aspect, base and eye level units with Quartz working surfaces over, Quartz full height splashbacks, space for washing machine, space for tumble dryer, power points, inset spotlights, extractor fan, wood effect flooring with underfloor heating, partly glazed single door to rear aspect.

Reception Room

16'8" x 13'6" (5.08m x 4.11m)

Full height window to side aspect, window to rear aspect, carpeted flooring with underfloor heating, inset spotlights, power points, T.V point.





Study

13'3" x 8'9" (4.04m x 2.67m)
Window to front aspect, wood effect flooring with underfloor heating, inset spotlights, power points.

Galleried Landing

Oak balustrades with metal spindles galleried over the entrance hall, inset spotlights, radiator, power points, doors to.

Principal Bedroom

17'5" x 11'8" (5.31m x 3.56m)
Window to side aspect, radiator, power points, T.V point, doors to.

Dressing Areas

Accessed of the landing is a dressing are with Velux window to front aspect, inset spotlights and a range of built-in wardrobes. Accessed off the principal bedroom is an additional dressing area with a range of built-in wardrobes, inset spotlights and door to.

En-Suite

Opaque window to side aspect, walk-in shower with rainfall head & additional attachment, twin wash hand basins with vanity drawers below, W.C, heated towel rail, wall mounted LED vanity mirror, fully tiled, inset spotlights, extractor fan.

Bedroom Two

14'3" x 11'1" (4.34m x 3.38m)
Window to side aspect, radiator, power points, T.V point, door to.

En-Suite

Enclosed shower with rainfall head & additional attachment, W.C, wash hand basin with vanity unit below, heated towel rail, wall mounted LED vanity mirror, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Three

13'1" x 9'4" (4 x 2.85)
Full height window to side aspect, radiator, power points, inset spotlights.

Bedroom Four

15'1" x 8'6" (4.60m x 2.59m)
Window to rear aspect, radiator, power points.

Bathroom

Velux window to rear aspect, claw foot bath with freestanding bath with mixer taps & separate shower over, W.C, wash hand basin with vanity drawers below, heated towel rail, wall mounted LED vanity mirror, part tiled walls, wood effect flooring, inset spotlights, extractor fan.

