



Stanstrete Field

Braintree, CM77 7WP

Price £425,000

Freehold
Tax Band: D



Boasting an UNOVERLOOKED REAR GARDEN and a LARGE 18FT MASTER BEDROOM with EN SUITE is this well presented four bedroom EXTENDED semi detached home. Also offering a recently fitted MODERN KITCHEN, spacious 15' lounge, a CONSERVATORY, refitted bathroom and downstairs cloakroom. Set set on a generous CORNER PLOT with further POTENTIAL TO EXTEND (STPP) , with both a CARPORT and a GARAGE (with potential to convert into additional accommodation, stp). Ideally located within walking distance to local amenities and schooling. Contact Hamilton Piers of Great Notley to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entry door, radiator, stairs to first floor, door to cloakroom, kitchen, lounge/diner.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash back, radiator.

KITCHEN:

8'09 x 8'08 (2.67m x 2.64m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, wall mounted boiler, space for fridge freezer, washing machine/ dishwasher & tumble dryer.

LOUNGE / DINER:

15'4 x 14'4 max (4.67m x 4.37m max)

Under stairs storage cupboard, radiator, double doors & window leading to conservatory.

CONSERVATORY:

14'7 x 11'7 (4.45m x 3.53m)

Part brick and part UPVC construction, radiator, French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

MASTER BEDROOM:

18'8 x 6'11 (5.69m x 2.11m)

Double glazed window to rear aspect, loft hatch to storage room, radiator, door to en-suite.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed corner shower, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, shaving point, extractor fan.

BEDROOM TWO:

9'9 x 8'9 (2.97m x 2.67m)

Window to front aspect, fitted wardrobes, radiator.

BEDROOM THREE:

12'5 x 7'11 (3.78m x 2.41m)

Window to rear aspect, radiator.

BEDROOM FOUR:

7'0 x 6'1 (2.13m x 1.85m)

Window to rear aspect, radiator.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, shaving point, extractor fan.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized south facing rear garden, enclosed by fencing and comprising a raised decking area, remainder mainly laid to lawn, further space to property side with gated access to carport, door to garage.

DRIVEWAY & PARKING:

Garage & carport parking for one vehicle.

AGENTS NOTES:

Council Tax Band: D

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



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