



**Panfield Lane, Braintree, CM7 5RJ**



**welcome to**

**Panfield Lane, Braintree**

William H Brown are delighted to present this spacious and exceptionally well-presented four bedroom family home, ideally located within walking distance of local amenities and Tabor Secondary School. Offering generous living accommodation throughout, this impressive home is perfect for families.



### **Hallway**

Luxury vinyl flooring. Stairs to first floor. Under stairs storage cupboard. Radiator. Doors leading to:-

### **Lounge Area**

17' 1" x 12' 8" ( 5.21m x 3.86m )

Double glazed bay window to front aspect. Feature fireplace. Radiator. Pendant lighting. Laminate flooring.

### **Dining Area**

9' 4" x 12' ( 2.84m x 3.66m )

Radiator. Laminate flooring. French doors leading to:-

### **Conservatory**

9' 4" x 13' 1" ( 2.84m x 3.99m )

Double glazed windows all around. Tiled flooring. Double glazed French doors to rear garden.

### **Kitchen**

9' 4" x 15' 7" ( 2.84m x 4.75m )

Double glazed window to rear aspect. Range of matching base and eye level units with insert stainless steel sink with hot and cold mixer taps. Built in double oven. Induction hob with overhead extractor fan. Integrated dishwasher and fridge freezer. Breakfast bar. Inset spotlights. Luxury vinyl flooring. Door leading to:-

### **Utility Room**

9' 8" x 6' 7" ( 2.95m x 2.01m )

L'shaped. Obscure double glazed window. Base unit with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Plumbing and space for washing machine. Door leading rear garden and ground floor cloakroom.

### **Ground Floor Cloakroom**

Obscure double glazed window to rear aspect. Low level WC. Wall mounted wash basin.

### **Landing**

Loft access. Doors leading to:-

### **Bedroom One**

15' 5" x 12' 10" ( 4.70m x 3.91m )

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting. Door leading to:-

### **Dressing Room**

9' 2" x 8' 6" ( 2.79m x 2.59m )

Obscure double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Door leading to:-

### **En-Suite**

9' 2" x 5' 11" ( 2.79m x 1.80m )

Obscure double glazed window to rear aspect. Back to wall bath. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Fully tiled walls.

### **Bedroom Two**

11' 10" x 12' 6" to wardrobes ( 3.61m x 3.81m to wardrobes )

Double glazed window to rear aspect. Built in floor to ceiling wardrobes. Radiator. Carpets. Pendant lighting. Door leading to:-

### **En-Suite**

2' 7" x 7' 7" ( 0.79m x 2.31m )

Walk in shower cubicle. Vanity hand wash basin.

### **Bedroom Three**

10' 10" max x 12' 10" ( 3.30m max x 3.91m )

Double glazed window to front aspect. Carpets. Pendant lighting.

### **Bedroom Four**

8' 6" x 7' ( 2.59m x 2.13m )

Double glazed window to front aspect. Carpets. Pendant lighting.

### **Shower Room**

8' 10" max x 6' 2" ( 2.69m max x 1.88m )

Obscure double glazed window to rear aspect. Walk in shower cubicle. Wall mounted hand wash basin and vanity unit. Low level WC. Heated towel rail. Fully tiled walls. Luxury vinyl flooring.

### **Garden**

Large rear garden approximately 120ft commencing with paved patio area and remainder laid to lawn with a fix topped Pavilion. Shed. Enclosed by panel fencing. Mature trees. Side access gate.

### **Parking**

Block paved driveway providing off street parking for multiple cars leading to garage. Side access gate.

### **Garage**

15' 5" x 14' 5" ( 4.70m x 4.39m )

Double garage with roller doors. Power and lighting.



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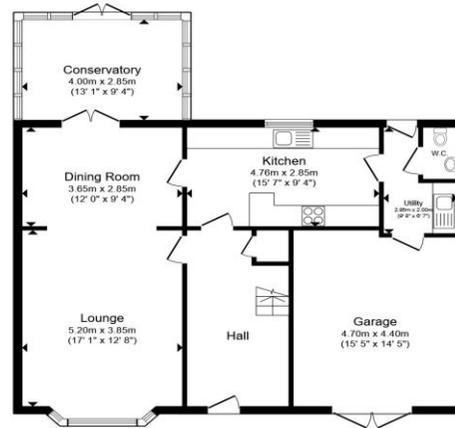


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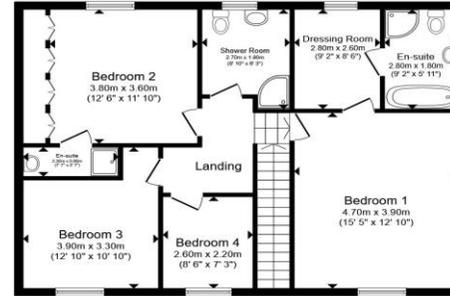
## Panfield Lane, Braintree

- Four Bedroom Family Home
- Dressing Room & Two En-Suites
- Modern Kitchen
- Utility Room
- Approx 120ft Garden with Pavilion

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D



Ground Floor



First Floor

£500,000

Total floor area 180.3 m<sup>2</sup> (1,941 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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