



**Grove Field, Braintree, CM7 5NS**



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## **Grove Field, Braintree**

A magnificent six-bedroom detached home set on roughly an acre in the desirable High Garrett area of Braintree. Offering expansive living areas, an outdoor kitchen, double glazing and ample parking, this impressive property blends luxurious comfort with excellent transport links.



### Hallway

Double glazed door to front, stairs to first floor with storage under, radiator, Parquet flooring, doors to

### Cloakroom

Window to front, low level WC, radiator, wash hand basin, fully tiled.

### Kitchen / Breakfast Room

20' 10" x 16' ( 6.35m x 4.88m )

Two Velux windows, bi-fold doors to garden, entrance to garage, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, radiator, two integrated ovens, central island with hob and extractor hob over and units under, wood flooring, space for American style fridge freezer, plumbing for dishwasher, integrated microwave, two vertical radiators.

### Utility Room

7' x 6' ( 2.13m x 1.83m )

Range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, plumbing for washing machine, space for tumble dryer.

### Lounge

19' max x 14' max ( 5.79m max x 4.27m max )

Window to front, bi-fold doors to conservatory, radiator, door to hallway, feature fireplace with inset gas fire, Parquet flooring.

### Dining Room

12' 11" x 12' ( 3.94m x 3.66m )

Bi-fold doors to garden, radiator, Parquet flooring.

### Conservatory

12' x 9' ( 3.66m x 2.74m )

Upvc sealed unit with windows to all sides, tiled flooring, power and light connected, doors to garden.

### Reception Room / Games Room

18' x 10' ( 5.49m x 3.05m )

Window to front and rear, radiator.

### Landing

Window to front, radiator, airing cupboard, access to further loft space, doors to;

### Bedroom One

14' 10" x 12' ( 4.52m x 3.66m )

Bespoke window to rear, radiator, door to;

### En-Suite

Window to rear, wash hand basin, extractor fan, low level WC, radiator, shower cubicle, fully tiled.

### Bedroom Two

16' x 14' ( 4.88m x 4.27m )

Window to rear, radiator, door to;

### En-Suite

Window to front, wash hand basin, extractor fan, low level WC, radiator, shower cubicle, fully tiled.

### Bedroom Three

14' x 9' ( 4.27m x 2.74m )

Window to rear, radiator.

### Bedroom Four

13' x 9' ( 3.96m x 2.74m )

Window to rear, radiator.

### Bedroom Five

10' x 9' ( 3.05m x 2.74m )

Window to front, radiator, door to;

### Cloakroom

Low level WC, wash hand basin, heated towel rail.

### Bedroom Six / Dressing Room

8' max x 8' max ( 2.44m max x 2.44m max )

Window to front, radiator.

### Bathroom

Window to rear, radiator, enclosed panelled bath, shower cubicle, wash hand basin, low level WC, fully tiled.

### Rear Landing

Window to side, access to loft space, walk in wardrobe.

### Rear Garden

Large paved patio seating area leading to a landscaped garden which offers a multitude of flowers, trees and shrubs and a generous lawn area, gated side access.

### Outdoor Kitchen

16' 4" x 12' 5" ( 4.98m x 3.78m )

Double glazed French doors to rear garden. range for units with sink drainer and hot and cold mixer taps, brick oven, tiled flooring, power and lighting.

### Parking

Double garage with electric doors, window to side, central heating boiler. Driveway parking for approximately 6-8 vehicles.



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## Grove Field, Braintree

- Six Bedroom Detached Family Home
- Decorated to a High Standard
- En-Suites & Family Bathroom
- Sought After High Garrett Area
- Three Reception Rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: G



Outbuilding

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.focalagent.com

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://williamhbrown.co.uk)