



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

**welcome to**

## **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



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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](http://www.focalagent.com)



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Property Ref:  
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