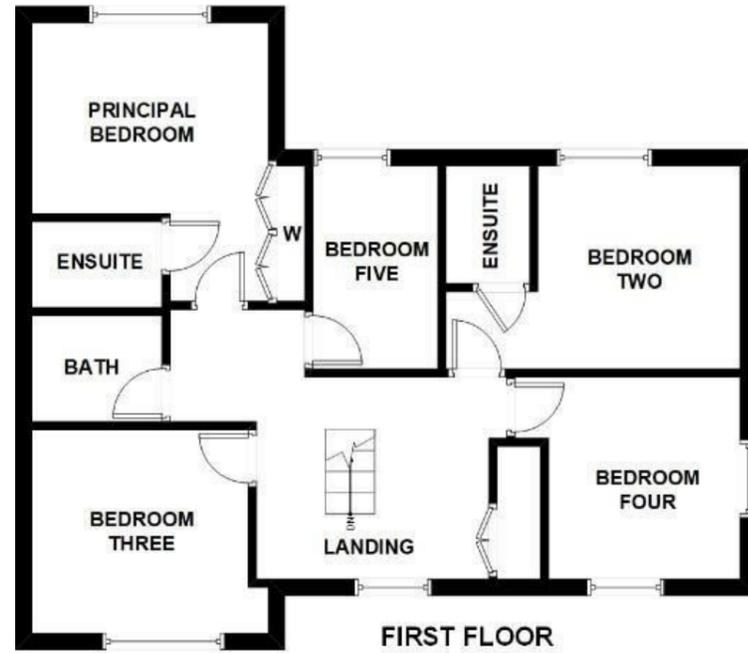


# DANIEL BREWER

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**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



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#### 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.

**BARDFIELD ROAD, FINCHINGFIELD, BRAINTREE, ESSEX,  
CM7 4LL**

**£999,950**



**BARDFIELD ROAD  
FINCHINGFIELD  
BRAINTREE  
ESSEX  
CM7 4LL**

*Located within the highly desirable village of Finchingfield is this beautifully presented five-bedroom detached family home. The accommodation on the ground floor comprises: entrance hall, open plan kitchen/dining/family area, living room, study, utility room and a cloakroom. On the first floor there are five bedrooms with en-suite facilities to the principal & bedroom two, a dressing area to the principal bedroom and a bathroom. Externally the property benefits from driveway parking for multiple vehicles, a double garage with an EV charging point and a well presented rear garden. Part of the beautiful 'Eden Green' development, this property benefits from being ready to move in & a 10 year NHBC warranty.*





**Entrance Hall**

16'0" x 11'1" (4.9m x 3.4m)

UPVC front door to the front aspect, stairs to first floor landing, under stairs storage cove, access to coat and shoe storage cupboard with fuse board, underfloor heating manifold & fibre internet, underfloor heating, wood laminate flooring, inset spotlights, various power points. Doors to: Study, Living Room, Cloakroom, Kitchen/Dining/Family Room.

**Study**

13'1" x 8'2" (4.0m x 2.5m)

Double glazed UPVC window to front & side aspect, underfloor heating, wood laminate flooring, ceiling mounted light fixture, various power points.

**Living Room**

15'8" x 13'1" (4.8m x 4.0m)

Double glazed UPVC bi-folding doors to rear aspect, underfloor heating, wood laminate flooring, ceiling mounted light fixture, various power points, TV point.

**Cloakroom**

Frosted double glazed UPVC window to rear aspect, integrated vanity unit with low level WC, storage and sink with mixer tap, underfloor heating, wood laminate flooring.

**Kitchen/Dining/Family Room**

36'1" x 15'5" (11.0m x 4.7m)

Double glazed UPVC windows to front & both side aspects, double glazed UPVC bi-folding doors to rear aspect, a range of base and eye level units with granite worksurfaces, one and a half unit Blanco stainless steel sink with mixer tap and carved drainer unit, Zanussi integrated dishwasher, integrated fridge freezer, microwave AEG oven, fan AEG oven, breakfast bar seating for six people, four ring AEG induction hob with extractor fan overhead, underfloor heating, wood laminate flooring, inset spotlights, various power points. Door to: Utility Room.

**Utility Room**

7'6" x 6'2" (2.3m x 1.9m)

Double glazed UPVC door to rear aspect, various base and eye level units with granite worksurfaces over, single unit stainless steel sink with mixer tap and drainer unit, Zanussi washing machine, Zanussi tumble drier, underfloor heating, wood laminate flooring, inset spotlights, various power points, extractor fan.



**Bedroom Five**

12'5" x 7'6" (3.8m x 2.3m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bathroom**

Three-piece suite, low level WC & vanity wash hand basin combination unit with mixer tap and low level storage, tile enclosed bath with glass screen and mixer tap, mirror with shelf, wall mounted heated towel rail, splashback tiling, tiled flooring, inset spotlights, extractor fan.

**Double Garage & Parking**

Double garage with EV charging point, brick paved driveway parking for four vehicles.

**Gardens**

To the front of the property is a paved pathway leading to the front door and side access via a timber gate. The frontage is enclosed by wrought iron estate fencing. The remainder of the frontage is wood chipped beds with a variety of flowers and shrubs. To the rear of the property is a patio area leading to the remainder lawn with a variety of well placed shrubs and flower beds. To the foot of the garden is a domed Pergola seating area ideal for evening entertaining. The rear garden is fully enclosed by timber fencing and brick walls.

**Additional Information**

Part of the 'Eden Green' new build development, 10 year NHBC warranty, fibre to the premises, mains gas & electricity, freehold.

- \*\*\*NO ONWARD CHAIN\*\*\*
- Five Bedroom Detached Executive Home
- Open Plan Kitchen/Dining/Family Room
- Two Receptions
- Utility & Cloakroom
- En-Suite Facilities To Principal & Bedroom Two
- Sold As Seen Fully Furnished
- Picturesque Village Of Finchingfield
- Double Garage With Driveway Parking
- 10 Year NHBC Warranty



**First Floor Landing**

20'0" x 16'4" (6.1m x 5.0m)

Double glazed UPVC window to front aspect, carpeted stairway with painted timber bannister to first floor landing, painted timber post and rail balustrade, access to airing cupboard, access to loft, wall mounted radiator, ceiling mounted light fixtures, various power points. Doors to: Bathroom, Bedrooms.

**Principal Bedroom**

16'8" x 13'5" (5.1m x 4.1m)

Double glazed UPVC window to rear aspect, access to in-built wardrobes with hanging space, shelving space & LED lights, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Door to: En-Suite.

**En-Suite**

Three-piece suite, low level WC & vanity wash hand basin combination unit with mixer tap and low level storage, walk-in tile enclosed shower with glass door and handheld attachment, wall mounted heated towel rail, various shelving units, tiled floors, partially tiled walls, inset spotlights, shaver port, extractor fan.

**Bedroom Two**

16'4" x 12'5" (5.0m x 3.8m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

**En-Suite**

Three-piece suite, low level WC & vanity wash hand basin combination unit with mixer tap and low level storage, walk-in tile enclosed shower with glass door and handheld attachment, wall mounted heated towel rail, various shelving units, tiled floors, partially tiled walls, inset spotlights, shaver port, extractor fan.

**Bedroom Three**

13'1" x 11'9" (4.0m x 3.6m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Four**

12'5" x 11'5" (3.8m x 3.5m)

Double glazed UPVC windows to front & side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

