



St. Peters In The Field

Braintree, CM7 9AR

Freehold
Tax Band: F

Guide Price £800,000



Boasting a SIZEABLE UNOVERLOOKED PLOT with South-East facing rear garden overlooking Bocking Public Gardens, FIVE reception rooms inc. 17' DUAL ASPECT lounge, STUDY, dining/playroom plus TWO EN-SUITES, dressing room to master bedroom plus family bathroom & d/stairs cloakroom is this SUBSTANTIAL six bedroom detached property. Benefiting from over 3500 ST FT of living accommodation inc. a 20' CONSERVATORY, spacious kitchen, utility room & SNUG/dining area plus an integral garage with driveway parking for 4-5 vehicles. Ideally tucked away within a PRIVATE ROAD location, just walking distance to local shops/amenities, schools and Braintree Town Centre/Station. VERSATILE & FLEXIBLE - Internal viewings highly recommended!



St. Peters In The Field, Braintree, CM7 9AR

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Secure main entry door, double glazed windows to front and side aspects. Part-glazed double doors to inner hall.

INNER HALL:

Stairs to first floor, oak flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, inset wash hand basin, oak flooring.

LOUNGE:

17'2 x 10'4 (5.23m x 3.15m)

Double glazed bay window to front aspect and double glazed window to rear aspect, central gas fireplace, radiator, oak flooring.

STUDY:

10'4 x 10'1 (3.15m x 3.07m)

Oak flooring, part-glazed double doors to conservatory.

DINING / PLAYROOM:

15'7 x 12'0 (4.75m x 3.66m)

Double glazed bay window to front aspect, oak flooring.

KITCHEN:

15'7 x 12'0 (4.75m x 3.66m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a twin ceramic sink with central mixer tap, double cooker with gas hob and extractor hood over, space for fridge/freezer, integrated dishwasher, tiled flooring.

UTILITY ROOM:

8'10 x 8'8 (2.69m x 2.64m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, tiled flooring. Access door into garage and secure door to rear garden.

SNUG / DINING AREA:

18'3 x 13'9 (5.56m x 4.19m)

Double glazed window to front aspect, oak flooring. Opening to conservatory.

CONSERVATORY:

20'8 x 9'5 (6.30m x 2.87m)

Part brick and part timber construction with high vaulted glass roof, oak flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed windows and Velux windows to front aspect, feature stained glass window to front aspect, airing cupboard, carpeted flooring.

MASTER BEDROOM:

15'7 x 14'0 (4.75m x 4.27m)

Double glazed window to rear aspect, central feature fireplace, radiator, wood flooring.

DRESSING ROOM:

A series of built-in wardrobes, wood flooring.

EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled double shower unit set behind glass enclosure, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

12'0 x 10'0 (3.66m x 3.05m)

Double glazed window to front aspect, built-in wardrobes, radiator, wood flooring.

EN-SUITE:

Opaque double glazed window to front aspect, fully tiled double shower unit set behind glass enclosure, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

BEDROOM THREE:

13'9 x 12'7 (4.19m x 3.84m)

Double glazed windows to front and rear aspects, radiator, wood flooring.

BEDROOM FOUR:

12'0 x 10'4 (3.66m x 3.15m)

Double glazed window to rear aspect, built-in and fitted wardrobes, radiator, wood flooring.

BEDROOM FIVE:

10'4 x 9'10 (3.15m x 3.00m)

Double glazed window to rear aspect, radiator, wood flooring.

BEDROOM SIX:

10'4 x 7'11 (3.15m x 2.41m)

Double glazed window to rear aspect, radiator, wood flooring.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, freestanding roll top bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, wood flooring.

EXTERIOR:

REAR GARDEN:

Sizeable South-East facing wrap around rear garden, enclosed by fencing and comprising a patio area which extends around the property perimeter with remainder mainly laid to lawn, pergola, small pond, storage shed, a series of flower beds and mature trees and shrubs, gate side access.

GARAGE, DRIVEWAY & PARKING:

Integral garage fitted with power, lighting and timber barn doors. Driveway parking for 4-5 vehicles.

AGENTS NOTES:

Council Tax Band: F

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



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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