

Wild Boar Field, BRAINTREE, CM7 3LL

william h brown

welcome to

Wild Boar Field, BRAINTREE

* GUIDE PRICE £500,000 - £550,000 * William H Brown are pleased to offer this spacious five-Bedroom link-detached home nestled in a private position within the highly sought-after Marks Farm Development offering generous living space, three en-suite bedrooms, a tandem garage & ample parking!













Hallway
Laminate flooring. Stairs to first floor

Ground Floor Cloakroom
Obscure double glazed window. Pedestal hand wash basin. Low level WC. Radiator.

Lounge
19' 8" x 11' 6" (5.99m x 3.51m)
Double glazed window. Radiators. Feature fireplace. Carpets. Double glazed French doors.

Dining Room
12' 6" max x 9' 7" max (3.81m max x 2.92m max)
Double glazed window. Radiator. Carpets.

Kitchen
13' 5" max x 12' 9" max (4.09m max x 3.89m max)
Double glazed window. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Space for Range cooker. Overhead extractor fan. Plumbing and space for washing machine. Space for American style fridge freezer. Radiator. Door leading to garden.

First Floor Landing
Doors leading to:-

Bedroom Two
12' 11" x 10' 8" + recess (3.94m x 3.25m + recess)
Double glazed window. Radiator. Carpets. Built in wardrobe. Door leading to:-

En-Suite
5' 10" x 7' 9" (1.78m x 2.36m)
Obscure double glazed window. Walk in shower. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Three
11' 6" to wardrobes x 11' 2" (3.51m to wardrobes x 3.40m)
Double glazed window. Radiator. Carpets. Built in wardrobe. Door leading to:-

En-Suite
6' 11" + recess x 5' 10" (2.11m + recess x 1.78m)
Obscure double glazed window. Walk in shower. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Four
13' + recess x 9' 9" (3.96m + recess x 2.97m)
Double glazed window. Radiator. Carpets. Built in wardrobe.

Family Bathroom
5' 11" x 7' (1.80m x 2.13m)
Obscure double glazed window. Side panel bath. Low level WC. Pedestal hand wash basin. Radiator.

Second Floor Landing
Loft access. Doors leading to:-

Bedroom One
17' 1" + bay x 10' 8" max (5.21m + bay x 3.25m max)
Double glazed box bay window. Radiator. Carpets. Built in wardrobe. Door leading to:-

En-Suite
Irregular Shaped Room 5' 2" x 6' 2" (1.57m x 1.88m)
Obscure double glazed window. Walk in shower. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Five
17' 1" into bay x 9' 8" (5.21m into bay x 2.95m)
Double glazed box bay window. Radiator. Carpets. Built in storage cupboard.

Garden
Large paved patio seating area. and remainder laid to lawn. Enclosed. Side access gate.

Parking
Off street parking leading to garage.

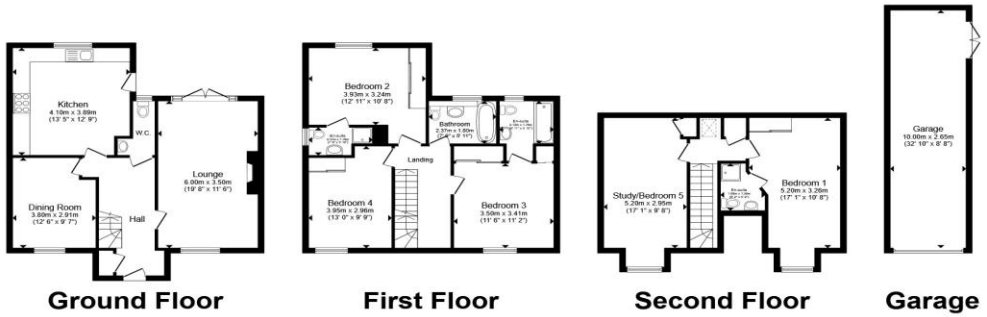
Tandem Garage
32' 10" x 8' 8" (10.01m x 2.64m)
Up and over door. Power and lighting.

welcome to

Wild Boar Field, BRAINTREE

- Five Double Bedrooms
- Link Detached Family Home
- Spacious Reception Rooms
- Close to Local Amenities
- Driveway

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



guide price

£500,000 - £550,000

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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The Property Ombudsman

Property Ref:
BTR110672 - 0002

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