McRae's

Vine Way, Brentwood, Essex. CM14 4UU

A "Deceptively Spacious" 4 Bed Semi With Loft Space & OSP for 2 cars...
Featuring A Landscaped Garden & Beauty Studio, Bathroom, En Suite & Downstairs WC...









Guide Price £575,000 Freehold

Occupying an elevated position within a popular and family friendly location, this "deceptively spacious" 4 bedroom semi detached property, is a home thats ready to move into! The interior offers clean, modern and thoughtfully designed family sized accommodation, with each room being stylishly decorated throughout!

The property is approached via a paved driveway that provides off street parking for two vehicles. Steps rise up to the front entrance, with a useful storage recess underneath, whilst a side passage door connects the front to the rear of the house.
Offering generous proportions and a versatile layout, this "larger than average" property combines welcoming interiors with a well maintained landscaped rear garden and outbuilding. The accommodation also features an entrance lobby, a separate television room/ snug, a large open plan lounge/dining area, a modern fitted kitchen with a separate walk in utility cupboard, a family bathroom, together with an En Suite Shower Room/W.C, plus an additional downstairs W.C. At the top of the house, stairs lead up to a handy additional loft space (currently used as a home office) which includes a roof window and useful eaves storage.
A converted garage, currently arranged as a beauty and hair studio, provides further multi purpose space, with the overall layout offering enormous flexibility to suit a variety of family needs.

The established rear garden provides an attractive backdrop to this beautiful house. A family sized patio terrace offers ample room for outdoor dining, with a central lawn area that is bordered by mature shrubs, ornamental trees and evergreen planting. A paved pathway also leads towards a raised decked seating area with decorative trellis screening plus a secluded garden storage outbuilding beyond.

Vine Way is conveniently positioned within easy reach of Brentwoods bustling High Street, offering a wide selection of shops, cafs, restaurants and everyday amenities. Local primary and secondary schools add to the appeal for families, while Brentwood station provides Elizabeth line services into London, making the location well suited to families and commuters.

Local Authority: Brentwood Borough Council
Council Tax Band: D
EPC Rating: TBC

Entrance:

The property is approached via a generous paved driveway that provides off street parking for two vehicles, with low built brick retaining walls, plus steps rising to the elevated front entrance with a recessed storage area below. A "side door" passage with a staircase connects the front and rear of the property.

Entrance Lobby: (6' 04" x 10' 04") or (1.93m x 3.15m)

A front entrance door with frosted double glazed insets opens into a welcoming lobby/cloaks area, and features a radiator (with cover), a front facing double glazed window, plus a "Velux style" sky light.

Hallway: (16' 08" x 3' 05") or (5.08m x 1.04m)

The hallway features two useful storage cupboards, access to each room off, plus stairs that rise up to the bedrooms.

Downstairs WC: (2' 09" x 6' 03") or (0.84m x 1.91m)

Tiled flooring, a low flush W.C., a modern wash hand basin with mixer tap plus a mosaic tiled splash back. Also featured, is a part tiled wall, a centrally placed mirror with toiletry cabinet to the side, glass shelving and air vents to complete the room.

T.V. Room/Snug: (16' 0" x 8' 02") or (4.88m x 2.49m)

Accessed via a step up from the reception hall, this versatile front facing reception currently houses the fuse boxes, double glazed windows, plus a roof "skylight" window, in addition to ceiling down lighters. Whilst presently being used as a television room, this useful space and could also be utilised as a nursery or a home office if required.

Open Plan Lounge/Diner: (27' 04" x 11' 07") or (8.33m x 3.53m)

A contemporary and spacious setting, (well designed for family life), that features a stylish focal point fireplace with an overmantel and "Marble style" hearth. The relaxing lounge leads through into the generous dining area, (perfect for entertaining), where the full height double glazed bifold doors connect the interior with the landscaped rear garden. The kitchen and separate utility room are conveniently accessible to the side.

Kitchen: (23' 08" x 7' 05") or (7.21m x 2.26m)

This stunning family sized kitchen features a beautiful arrangement of cream "soft close" wall and base cabinetry corner units and "Quartz style" work surfaces, together with ample drawer storage. Integrated appliances include two built in electric ovens, a microwave, a five burner gas hob with an angled extractor hood above, a dishwasher, a wine cooler, plus space for an "American style" fridge freezer. Additional fittings include a single sink unit with drainer and mixer tap, ceiling down lighters, a rear facing double glazed window, together with a frosted multi pane double glazed door to the side that provides access to the front, rear garden, plus steps down to the converted beauty studio.

Walk In Utility Cupboard: (5' 04" x 6' 08") or (1.63m x 2.03m)

A practical addition to the kitchen with cream wall and base cupboards, a small work surface, a single sink with drainer and mixer tap, wall mounted shelving together with space and provision for a washing machine and tumble dryer. A recessed area currently houses the boiler and provides useful additional clothes drying space.

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<u>Landing:</u> (7' 09" x 5' 08") or (2.36m x 1.73m)

This landing provides access to the four bedrooms, family bathroom, a linen cupboard with fitted shelving, plus stairs to the loft space.

<u>Bedroom 1:</u> (12' 03" x 9' 08") or (3.73m x 2.95m)

A rear facing bedroom with fitted sliding wardrobes, a radiator plus double glazed windows enjoying views over neighbouring gardens. A panel door opens into the En Suite shower room/W.C.

<u>En Suite Shower Room WC:</u> (3' 02" x 6' 05") or (0.97m x 1.96m)

Features include tiled walls and flooring, a shower enclosure with clear sliding screen, thermostatic controls, a handheld attachment plus a rainfall showerhead. Further fittings include a low flush WC, a wash hand basin with mixer tap, storage cupboards, shelving and an illuminated mirror. Ceiling downlights and ventilation complete the room.





<u>Bedroom 2:</u> (12' 03" x 8' 07") or (3.73m x 2.62m)

Includes a good sized double bedroom with fitted sliding wardrobes, a radiator and double glazed windows that overlook the rear gardens.

<u>Bedroom 3:</u> (6' 09" x 8' 07") or (2.06m x 2.62m)

A front facing bedroom with a built in storage cupboard with louvred doors, a radiator and double glazed windows. The room currently accommodates bunk beds and enjoys an elevated outlook over the surrounding neighbourhood.

<u>Bedroom 4:</u> (6' 09" x 10' 02") or (2.06m x 3.10m)

A double bedroom with a radiator and double glazed windows that overlook the front aspect and surrounding residential area.





Family Bathroom: (6' 02" x 5' 06") or (1.88m x 1.68m)

Fully tiled walls and flooring complement a panel bath with clear shower screen and wall mounted shower controls plus a handheld attachment. A low flush W.C. and wash hand basin with mixer tap are set within fitted wall and base storage units, with a drawer and spotlighting. A frosted double glazed side window and air ventilation complete the room.

Loft Space: (6' 09" x 19' 02") or (2.06m x 5.84m)

A useful additional space with areas of restricted head height, a rear facing double glazed roof window, three areas of eaves storage, built in shelving, a ceiling down lighter, a radiator, and room for a desk/work station.

Rear Garden:

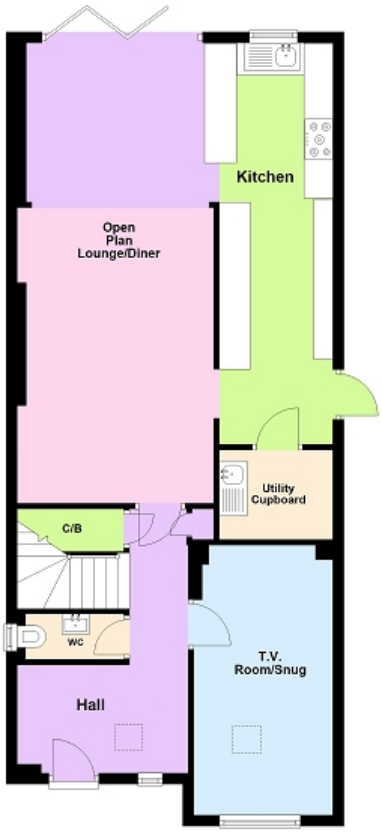
This well established rear garden offers an inviting setting for relaxing and entertaining, with a generous paved patio terrace adjoining the house that provides ample space for outdoor dining. A central lawn is framed by timber edged borders filled with mature shrubs, ornamental trees and evergreen planting, creating a lovely sense of seclusion. Leading down to the rear of the plot there is a paved pathway giving access to a raised and decked seating area, with decorative trellis screening and a garden storage outbuilding beyond.



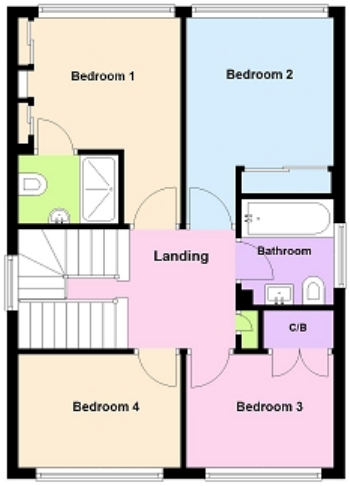


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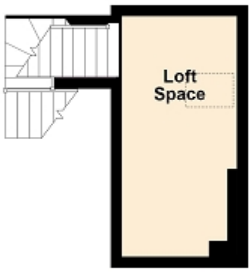
Ground Floor



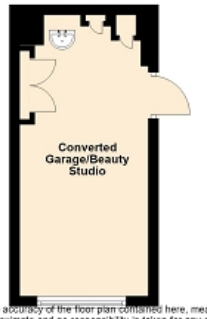
First Floor



Loft Space



Basement



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

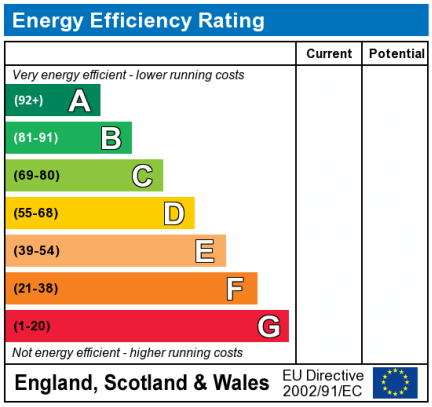
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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