



Grove Field, Braintree, CM7 5NS



welcome to

Grove Field, Braintree

William H Brown are pleased to present this spacious five-bedroom detached family home in sought-after High Garrett, offering generous living areas, a large private driveway, and three en-suites. Sold with no onward chain, this property provides excellent flexibility and room to grow.



Entrance Hall

13' 6" x 5' 1" (4.11m x 1.55m)

Door to front, stairs to first floor, laminate flooring, doors to cloakroom and lounge, under floor heating.

Kitchen / Living / Dining Area

19' 8" x 16' 9" max (5.99m x 5.11m max)

Bi-Folding double glazed doors to patio area, box bay double glazed windows to front, double glazed windows to rear, laminate flooring, inset spot lights to ceiling, white Granite work tops with wall and base units incorporating inset sink with boiling water tap, integrated oven, hob and extractor hood over, integrated microwave, dishwasher and space for American style fridge freezer, under floor heating.

Lounge

19' 4" x 12' 10" (5.89m x 3.91m)

Double glazed windows to front and rear, walk in storage cupboard, open fire place, under floor heating.

Snug / Tv Room

20' 2" x 16' (6.15m x 4.88m)

Double glazed window to side, double glazed French doors to garden, doors to utility room and lounge, ceiling mounted projector, under floor heating.

Utility Room

8' 2" x 8' 1" (2.49m x 2.46m)

Plumbing for washing machine and space for tumble dryer with work surfaces over with inset Belfast sink and cupboards over, doors to garage store, music room and snug/TV room.

Music Room

10' x 7' 7" (3.05m x 2.31m)

Sound proofed throughout, power and lighting.

Garage Store

20' 5" x 7' 8" (6.22m x 2.34m)

Double up and over door electrically operated, control boards and consumer units for CCTV, home media and electric supply, boiler and water softener.

Cloakroom

Opaque double glazed window to rear, vanity wash hand basin with units under, low level WC, under floor heating.

Landing

Feature picture double glazed window to rear, doors to;

Bedroom One

20' 3" x 17' 6" (6.17m x 5.33m)

Double glazed Dorma windows to front and rear, two radiators, door to en-suite, eaves storage cupboards.

En Suite

Double glazed Dorma window to front, enclosed square spa bath with rain fall shower over, LED strip lighting, feature designer sink inset into curved work top with towel rail slot, low level WC, chrome heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m)

Double glazed window to front, built in wardrobe, radiator, door to;

En Suite

Opaque double glazed window to front, part tiled walls, walk in corner shower cubicle, low level WC, wash hand basin with mixer tap, chrome ladder style towel rail.

Bedroom Three

10' 10" x 9' 8" (3.30m x 2.95m)

Double glazed window to rear, radiator, built in wardrobes, smooth ceiling, door to en-suite.

En Suite

Opaque double glazed window, part tiled walls, walk in corner shower cubicle, low level WC, wash hand basin with mixer tap, chrome ladder style towel rail.

Bedroom Four

9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed window to front, radiator.

Bedroom Five

9' 8" x 9' 1" (2.95m x 2.77m)

Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, free standing contemporary bath, feature designer pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, walk in wet room style shower cubicle with multi jet shower nozzles and rain fall style shower over.

Garden

Large lawn area with patio seating area for entertaining, various flowers and enclosed by mature trees and shrubs, overlooking field to the rear.



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welcome to

Grove Field, Braintree

- NO ONWARD CHAIN
- Five Bedroom Detached Family Home
- Three En-Suites
- Ample Driveway Parking
- Snug/TV Room and Music Room

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

guide price

£800,000



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).
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Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110024 - 0003

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