



4A STUBBS LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £475,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

**** DO YOU NEED AN ANNEXE/SEPARATE LIVING SPACE? LOOK NO FURTHER! **** Situated within easy access of the A120 and local amenities, this original semi-detached property has benefitted from a DOUBLE STOREY EXTENSION to create an adjoining ANNEXE accommodation, ideal for an elderly relative or adolescent child. A UNIQUE and RARE opportunity to purchase this one of a kind home that offers potential as a large family home, or VERSATILE home for an extended family. Within walking distance of Braintree Village and Braintree Village Station, as well as a good selection of local schools, early viewing is an absolute must in order to truly appreciate the potential on offer.

GUIDE PRICE - £475,000 - £500,000



Entrance Hall

Vinyl flooring, stairs rising to first floor, doors to:

Cloakroom/ Utility Room

Tiled flooring, obscure double glazed window to side, wash hand basin, WC, radiator, space for washing machine & tumble dryer.

Lounge 15’9” x 15’3” (4.82 x 4.65)

Carpet flooring, double glazed window to front, gas fireplace, opening to:

Kitchen/ Diner 19’8” x 10’6” (6.01 x 3.22)

Vinyl flooring, double glazed window & patio door to garden, shaker style kitchen units incorporating breakfast bar with wooden worktops, butler sink, integral eye level double oven, five ring gas hob with extractor over, integrated fridge/freezer & dishwasher & microwave, radiator.

First Floor

Landing

Storage cupboard, loft access, doors to:

Master Suite 28’1” x 12’11” (8.57 x 3.94)

Carpet flooring, double glazed windows to front & side, built in storage, dressing area, radiator door to:

Ensuite

Vinyl flooring, walk in shower, jacuzzi bath, wash hand basin inset to vanity unit, WC, obscure double glazed window to side, chrome heated towel rail.

Bedroom Two 10’11” x 9’4” (3.35 x 2.87)

Carpet flooring, double glazed window to front, radiator.

Bedroom Three 10’11” x 9’9” (3.34 x 2.99)

Laminate flooring, double glazed window to rear, radiator.

Bedroom Four 10’0” x 8’5” (3.07 x 2.57)

Laminate flooring, double glazed window to front, radiator.

Bathroom

Tiled flooring, bath with shower over, wash hand basin, WC, obscure double glazed window to rear, radiator.

ANNEXE

Entrance Hall

Vinyl flooring, storage cupboard, radiator, double glazed window to side.

Open Plan Living Area 19’2” x 12’10” (5.86 x 3.93)

Vinyl flooring, double glazed window & patio doors to rear, electric fireplace. Kitchen with wall & base units, one & a half stainless steel sink with mixer tap, integral double oven, microwave, dishwasher, washing machine & fridge/freezer, five ring gas hob, radiator.

Bedroom 12’11” x 11’4” (3.94 x 3.46)

Carpet flooring, double glazed window to front, built in wardrobe, door to:

Wetroom

Shower, wash hand basin inset to vanity unit, WC, heated towel rail.

EXTERIOR

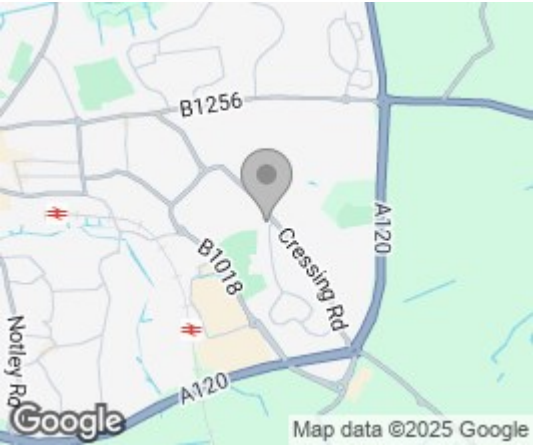
Garden

Decked area leading to artificial lawn, side access, entertaining patio area, two sheds, garden room with underfloor heating & power connected.

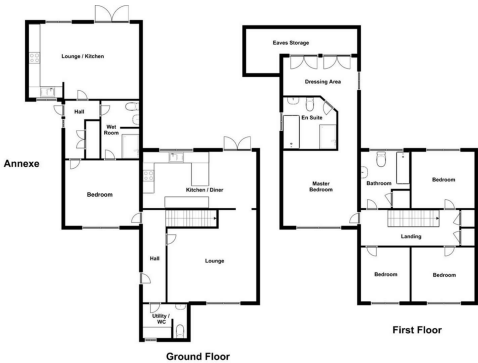
Driveway

Block paved driveway for four vehicles.

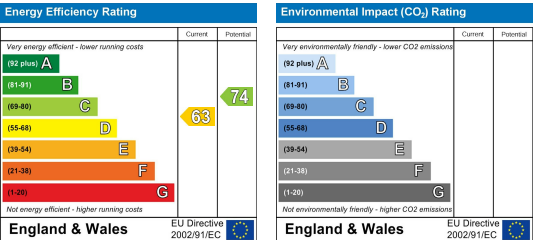
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

