



11 FAIRFIELD ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** VICTORIAN CHARM IN THE HEART OF TOWN – DON'T MISS THIS ONE! **** This beautifully presented Victorian semi-detached home offers the perfect blend of timeless character and modern convenience. Set just moments from Braintree's town centre and mainline station, it's an ideal spot for commuters and families alike.

Step inside and you'll be greeted by two generous, light-filled reception rooms, a bay-fronted lounge with an open fireplace, and a dining room that opens out to the garden via elegant French doors. The modern kitchen is both stylish and practical, boasting integrated appliances, ample storage, and a handy breakfast bar.

The home offers four well-proportioned bedrooms, including two principal rooms with feature fireplaces and built-in storage, and one currently in use as a home office. With two bathrooms, including a ground floor shower/utility room, this property is thoughtfully designed for everyday living.

Outside, the generous rear garden is perfect for relaxing or entertaining, with recently installed raised decking, a courtyard, and a lawned area, plus gated front access and a side entrance for added convenience.

Located in a sought-after town centre location, you're just a short walk from shops, cafes, restaurants, and excellent transport links.



GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, stain glassed window to front entrance door, under stair storage cupboard, doors to:

Living Room 12’9” x 11’10” (3.91 x 3.63)

Double glazed bay window to front aspect, radiator, open fireplace, TV point, coved ceiling

Dining Room 12’4” x 11’10” (3.77 x 3.63)

Double glazed French Doors to rear aspect, carpet flooring, radiator, wall mounted fire.

Kitchen 13’11” x 10’5” (4.25 x 3.20)

Two sash windows to side aspect, side entrance door, tiled flooring, range of matching wall and base level units incorporating a breakfast bar area, with edged work surfaces, with further display shelving, splashback tiling, and corner carousel cupboard. Integrated oven and microwave oven, with built in ceramic hob with extractor over. Integrated fridge and freezer. Door to shower/utility room.

Utility/Shower Room

Double glazed window to rear aspect, shower enclosure, low level WC, hand wash basin inset to vanity unit, tiled walls and flooring, heated towel rail, spaces for washing machine and tumble dryer.

FIRST FLOOR

Landing

Spacious landing with carpet flooring, doors to:

Master Bedroom 12’0” x 11’7” (3.66 x 3.55)

Double glazed sash windows to front, radiator, 2 x built in ottoman storage units, feature cast iron fireplace. Carpet flooring.

Bedroom Two 12’5” x 11’10” (3.80 x 3.61)

Double glazed sash windows to rear aspect, radiator, carpet flooring, loft access

Bedroom Three 10’1” x 8’8” (3.08 x 2.66)

Double glazed sash window to rear aspect, radiator, carpet flooring

Bedroom Four 8’11” x 7’1” (2.72 x 2.17)

Single bedroom with carpet flooring, double glazed window to front aspect, fitted desk, radiator

Bathroom

Obscure window to side aspect, bath with mixer tap and shower attachment, hand wash basin inset to vanity unit, low level WC, tiled walls and flooring.

EXTERIOR

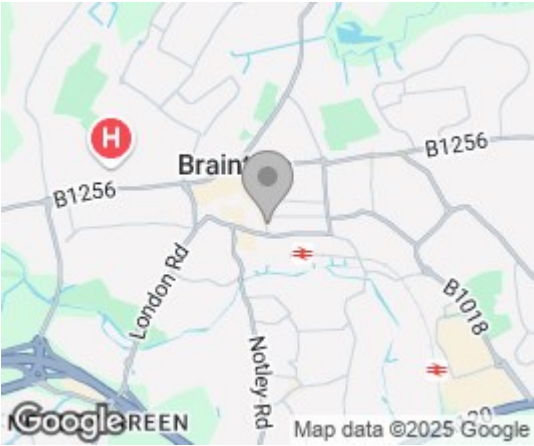
Front

Gated entrance with steps rising to storm porch and front entrance door. Side access gate to rear garden.

Garden

Commencing with a recently installed raised decking area, then onto garden laid largely to lawn with side access leading to the front of the property.

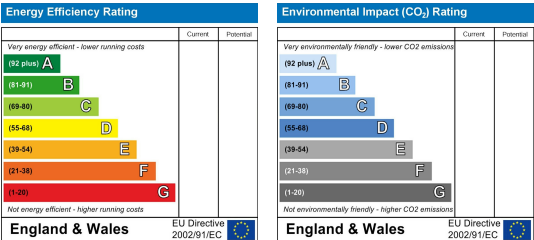
Area Map



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.



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