



17 ST. PETERS IN THE FIELD, BRAINTREE CM7

GUIDE PRICE £650,000

5 Bedrooms | 2 Bathrooms | 2 Receptions

**** THE DREAM HOME YOU'VE BEEN WAITING FOR **** Situated within walking distance of the Town Centre, and within a 10 minute walk of Braintree Station with its hourly service to London Liverpool Street, occupying one of the town's most PREMIER PRIVATE CUL-DE-SAC LOCATIONS, behind the Braintree & Bocking Public Gardens, this RARELY AVAILABLE style of property is presented in first class decorative order throughout, boasting spacious living accommodation with generous rear garden. Internally the property comprises of TWO reception rooms, a modern fitted Kitchen finished which offers OPEN PLAN Family Room living, ground floor Cloakroom, UTILITY ROOM, together with FIVE bedrooms, EN-SUITE to the Master Bedroom, and a family Bathroom, whilst externally offering generous frontage with driveway parking for several vehicles, and an integral GARAGE. Early viewing is highly recommended in order to avoid disappointment for what is sure to be a popular property in todays thriving market.



GROUND FLOOR

Entrance Porch

Tiled flooring, radiator, double doors to:

Inner Hallway

LVT flooring, stairs rising to first floor, radiator, doors to:

Living Room 15'5" x 14'4" (4.71 x 4.38)

LVT flooring, feature fireplace, double glazed bay window to front, french doors to rear.

Open Plan Living Area Comprising Of;

Kitchen 16'1" x 13'2" (4.91 x 4.03)

LVT flooring, wall & base units incorporating central island, inset sink, integral eye level double oven, induction hob with extractor over, integral dishwasher & wine cooler, space for American fridge/ freezer, double glazed window to side, french doors to garden.

Dining/Family Room 17'1" x 14'4" (5.48 x 4.38)

Spacious reception area overlooking the rear garden, LVT flooring, two radiators, double glazed window to side & french doors to rear.

Utility Room 8'11" x 7'5" (2.73 x 2.27)

Tiled flooring, wall & base units, spaces for appliances, double glazed window to side, door to Garage.

Cloakroom

LVT flooring, hand wash basin inset to vanity unit, WC, heated towel rail, double glazed window to side.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to:

Bedroom One 13'10" x 12'6" (4.23 x 3.82)

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

En-suite

Tiled suite with large shower enclosure, hand wash basin inset to vanity unit & WC, heated towel rail, obscure double glazed window to front.

Bedroom Two 13'6" x 8'5" (4.12 x 2.58)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 11'0" x 9'9" (3.37 x 2.99)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Four 9'10" x 9'5" (3.01 x 2.88)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Five/Study 9'9" x 5'7" (2.98 x 1.72)

Carpet flooring, double glazed window to rear, radiator.

Bathroom

Tiled flooring, bath with hair attachment, shower enclosure, hand wash basin, WC, heated towel rail, obscure double glazed window to side.

EXTERIOR

Front Of Property

Block paved driveway parking to front with front garden to lawn with established borders. Side gate to rear garden.

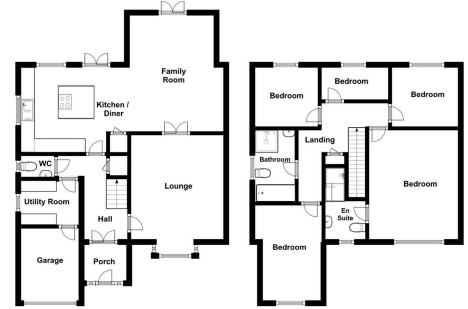
Rear Garden

Beautifully landscaped garden commencing with sandstone patio area, raised planters, opening to garden laid largely to lawn with established borders

Area Map

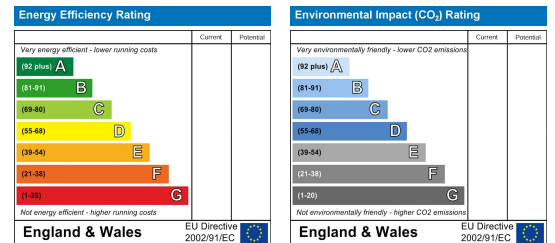


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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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