HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

The Street

Cressing, Braintree, CM77 8DQ

Guide Price £750,000

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GUIDE PRICE £750,000-£775,000 Boasting a 0.25 ACRE PLOT (stls) with 175ft+ UNOVERLOOKED rear garden and THREE reception rooms inc. 18' lounge with log burner, STUDY/SNUG & dining room is this modern FOUR DOUBLE bedroom detached property. Offering a DETACHED garage with driveway parking for several vehicles, POTENTIAL TO EXTEND further into sizeable plot, EN-SUITE to master bedroom & located just 1.3 miles to Cressing Station & walking distance from all local village amenities. Internal viewings highly advisable to appreciate this property's space and versatility!

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:
Part-glazed entrance door, double glazed windows to both side aspects, radiator, tiled flooring. Door to inner hall.

INNER HALL:
Stairs to first floor, radiator, Karndean flooring. Access doors to all ground floor rooms.

CLOAKROOM:
Low level WC, inset wash hand basin, radiator, extractor fan, Karndean flooring.

LOUNGE:
18'63 x 13'14 (5.49m x 3.96m)
Double glazed window to rear aspect, central inset log burning stove with solid oak mantlepiece, two radiators, Karndean flooring and smooth coved ceiling. French doors onto rear garden.

DINING ROOM:
12'73 x 12'09 (3.66m x 3.89m)
Two double glazed Sash windows to front aspect, radiator, Karndean flooring and smooth coved ceiling.

STUDY / SNUG:
9'48 x 9'44 plus door recess (2.74m x 2.74m plus door recess)
Double glazed window to front aspect, radiator, Karndean flooring and smooth coved ceiling.

KITCHEN / BREAKFAST ROOM:
14'11 x 13'67 (4.55m x 3.96m)
Two double glazed windows to side aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half ceramic bowl sink with central mixer tap and drainer, space for 'Stoves' cooker with gas hob and extractor hood over, integrated fridge and freezer, space for washing machine and dishwasher, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Galleried landing with loft access, airing cupboard, radiator and carpeted flooring.

MASTER BEDROOM:
14'05 x 13'13 (4.39m x 3.96m)
Two double glazed windows to rear aspect, radiator, laminate flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed Sash window to front aspect, fully tiled double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth coved ceiling with sunken spotlights.

BEDROOM TWO:
12'73 x 12'12 (3.66m x 3.66m)
Two double glazed Sash windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:
10'89 x 9'77 (3.05m x 2.74m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
13'08 x 7'11 (4.17m x 2.41m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Opaque double glazed Sash window to front aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:

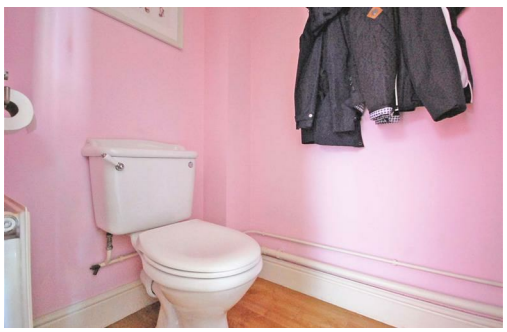
REAR GARDEN:
Substantial rear garden commencing with large patio area to immediate rear with pathways leading to floral pergola walkway, flanked with decorative stone areas and leading to main lawn area. Traditional brick folly dividing reception and patio area from main rear garden which is unoverlooked and privatised by mature trees and shrubs to rear border.

The rear garden also comprises of timber built Summer House with UPVC double glazed windows and French entrance doors, fitted with power and lighting and in addition, there is a further large storage shed/workshop to rear garden, adjacent to detached garage.

The plot in total measures approximately 0.3 of an acre (stls), generally benefiting from impressively sized main rear garden and offering a very generous frontage and driveway area. The front of the property comprises of shingle driveway with parking for several vehicles in addition to well-manicured lawn area and shrub borders. The driveway leads to detached garage, fitted with lighting, power and up & over door. Gated side access links the main driveway into the rear garden.

AGENTS NOTES:
Fort further information regarding this property, please contact Sole Selling Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.