



**St. Marys Close**  
Panfield, Braintree, CM7 5BW

**Asking Price £325,000**



Benefiting from NO ONWARD CHAIN, with masses of POTENTIAL TO EXTEND (STPP) into a very generous plot, a spacious 18' lounge/diner, two DOUBLE bedrooms and GARAGE with driveway parking for four vehicles is this SEMI-DETACHED bungalow. Offering very-well proportioned accommodation throughout and located in a quiet CUL-DE-SAC position in the semi-rural village of Panfield.



The accommodation with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Radiator, carpeted flooring, textured ceiling.

### LOUNGE / DINING ROOM:

18'09 x 12'05 (5.72m x 3.78m)

Fireplace surround with electric fire, radiator, carpeted flooring, textured ceiling, double glazed patio doors to rear garden.

### KITCHEN:

12'03 x 7'04 (3.73m x 2.24m)

Double glazed window to side aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, space for fridge/freezer, dishwasher, washing machine, wall mounted boiler, vinyl flooring, textured ceiling. Double glazed door to rear garden.

### MASTER BEDROOM:

12'09 x 9'05 (3.89m x 2.87m)

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

### BEDROOM TWO:

10'02 x 9'00 (3.10m x 2.74m)

Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to side aspect, fully tiled walls, corner bath, low level WC, pedestal wash hand basin, radiator, vinyl flooring, textured ceiling.

### EXTERIOR:-

### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hardstanding pathway, vegetable patch, shingled area, oil tank, side access to driveway via a gate.



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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.

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