HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Penticton Road

Freehold
Tax Band:

Braintree, CM7 2NP

Offers Over £570,000

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Benefiting from PLANNING PERMISSION for loft conversion and/or garage, with FOUR reception rooms inc. 16' dining room, CONSERVATORY & 15' lounge, plus RECENTLY REFITTED en-suite and family bathroom is this spacious and versatile FIVE/SIX bedroom detached property. Offering a private, RECENTLY LANDSCAPED rear garden, driveway parking for several vehicles & an 18' bay-fronted DUAL ASPECT kitchen/breakfast room. Internal viewings highly advised!

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Part-glazed double entrance doors, stairs to first floor, two under stairs storage cupboards, solid oak flooring and smooth ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, inset WC, vanity wash hand basin, radiator, tiled floor and smooth ceiling.

SNUG/FAMILY ROOM:
14'08 x 9'09 (4.47m x 2.97m)
Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling.

KITCHEN/BREAKFAST ROOM:
18'06 x 15'07 (5.64m x 4.75m)
Double glazed window to side aspect, double glazed large bay window to front aspect, a series of matching base and wall units, Belling cooker with gas hob and hot plate with extractor hood over, space for large fridge/freezer and dishwasher, one and a half bowl sink with central mixer tap and drainer, utility cupboard housing boiler and space for washing machine, radiator, solid oak flooring and smooth ceiling.

LOUNGE:
15'05 x 15'00 (4.70m x 4.57m)
Double glazed window to side aspect, gas fireplace with decorative iron hearth and wooden mantlepiece, radiator, engineered oak flooring and smooth ceiling. Double glazed patio doors to rear garden.

DINING ROOM/SITTING ROOM:
15'11 x 12'01 (4.85m x 3.68m)
Radiator, engineered oak flooring and smooth ceiling. Double glazed patio doors to conservatory.

CONSERVATORY:
12'07 x 9'08 (3.84m x 2.95m)
UPVC built, glass roof, laminate flooring, double glazed french doors to decking area.

FIRST FLOOR ACCOMMODATION:-

GALLERIED LANDING:
Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
15'01 x 14'07 (4.60m x 4.45m)
Double glazed window to front aspect, a series of built-in wardrobes, radiator, laminate flooring and smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Opaque double glazed window to side aspect, fully tiled single shower, inset WC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM TWO:
13'11 x 12'01 (4.24m x 3.68m)
Double glazed window to rear aspect, two built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:
15'00 x 9'00 (4.57m x 2.74m)
Double glazed window to rear aspect, two built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:
9'09 x 9'08 (2.97m x 2.95m)
Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

BEDROOM FIVE:
11'05 x 6'11 (3.48m x 2.11m)
Double glazed window to side aspect, loft access, radiator, laminate flooring and smooth ceiling.

FAMILY BATHROOM:
Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, fully tiled double shower, low level WC, vanity wash hand basin, two heated towel rails, tiled flooring and smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Recently landscaped, enclosed raised decking area leading to a slabbed pathway, laid to lawn area, summer house and shed, various mature trees and shrubs, slate area to rear with a patio/breakfast area, side access to both sides giving access to the front of the property.

DRIVEWAY & PARKING:
Paved driveway with parking for several vehicles, a series of landscaped shrub borders.

AGENTS NOTES:
For further information please contact Hamilton Piers.

The property has planning permission granted for the erection of a detached garage (on driveway at front of property). The property has also been approved for a loft conversion to create a further bedroom/living space. Further information on this matter available on request.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.