



## Bridge End Lane

Braintree, CM77 7GN

Freehold  
Tax Band: F

**Offers In Excess Of £675,000**



Boasting an impressive 100' UNOVERLOOKED rear garden, 21' TRIPLE ASPECT kitchen/breakfast room with UTILITY room plus a lounge, DINING/PLAYROOM and an outside 16' multi-purpose GARDEN ROOM is this four bedroom detached property. Benefiting from a 15' LOG CABIN/OFFICE, a garage with ample driveway parking and IMMACULATELY PRESENTED accommodation set over three floors. Offering an EN-SUITE to master, main shower room, an additional top floor shower room & d/stairs cloakroom and ideally set in an ENVIABLE POSITION within the highly regarded Great Notley Garden Village. Just a short walk to all local shops/amenities & popular schools, with convenient access to A120/M11, Braintree Town Centre/Station & Chelmsford.



# Bridge End Lane, Braintree, CM77 7GN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

### CLOAKROOM:

Low level WC, vanity wash hand basin, radiator, wood flooring.

### LOUNGE:

15'1 x 14'6 (4.60m x 4.42m)

Double glazed window to side aspect, feature fireplace (with option to reinstate log burning stove) with exposed brick hearth and surround, radiator, wood flooring. French doors to rear garden.

### DINING / PLAYROOM:

10'9 x 9'3 (3.28m x 2.82m)

Double glazed windows to front and side aspects, radiator, wood flooring.

### KITCHEN / BREAKFAST ROOM:

21'3 x 9'7 (6.48m x 2.92m)

Double glazed windows to front, side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated dishwasher, drinks cooler and fridge/freezer, radiator, wood flooring.

### UTILITY ROOM:

Fitted base and wall units, roll top work surface, space for washing machine, wall-mounted boiler, radiator, wood flooring. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, stairs to second floor, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

14'2 x 11'3 (4.32m x 3.43m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring.

### BEDROOM THREE:

10'1 x 8'6 (3.07m x 2.59m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### BEDROOM FOUR:

8'6 x 7'1 (2.59m x 2.16m)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, enclosed and tiled corner double shower unit, inset WC, vanity wash hand basin, heated towel rail, vinyl flooring.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, radiator, carpeted flooring.

### BEDROOM TWO:

16'2 x 15'5 plus door recess (4.93m x 4.70m plus door recess)

Double glazed windows to front aspect and Velux windows to rear aspect, two built-in single wardrobes, two radiators, carpeted flooring.

### SHOWER ROOM:

Velux window to rear aspect, enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

100' unoverlooked rear garden, landscaped and comprising a large patio area to property rear, a central artificial lawn area, mature shrub borders, log cabin, shed, gated side access, access to garage and spacious area to property side laid with decorative stone and an additional storage shed.

### GARDEN ROOM:

Previously converted from garage and comprising fitted base and wall units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, integrated dishwasher, space for washing machine/tumble dryer, wood flooring. French doors opening onto patio area.

### LOG CABIN:

15'6 x 13'6 (4.72m x 4.11m)

Timber built log cabin with windows to front aspect, electric storage heaters and wood flooring.

### GARAGE, DRIVEWAY & PARKING:

Single garage (previously a double length tandem garage which has been converted) fitted with power, lighting and up & over door. Driveway parking for 4-5 vehicles.

## AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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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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