HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Brunwin Road

Freehold
Tax Band: E

Braintree, CM77 6BU

Guide Price £410,000

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Discreetly positioned and offering a very manageable 0.2 ACRE PLOT with a GATED DRIVEWAY is this very UNIQUE and VERY SPACIOUS detached bungalow, that must be viewed to be appreciated! The property has just been RE-DECORATED THROUGHOUT with newly fitted carpets, and offers a spacious entrance hall, IMPRESSIVE 24' DUAL-ASPECT LOUNGE with brick fireplace, fitted kitchen, fitted bathroom with both a shower cubicle & bath, and currently TWO LARGE DOUBLE BEDROOMS - with the **option to partition the 20' MASTER BEDROOM to create a THIRD BEDROOM**. Externally the gated driveway leads to the DETACHED GARAGE and WRAP-AROUND LAWNED GARDENS, extending to every aspect.

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ENTRANCE HALL:
13' 4" x 6' 5" (4.06m x 1.96m) plus inner hall
Spacious hallway with solid wood door to front aspect, double glazed window to side, loft access to boarded loft with lighting, tiled floor, radiator, door to all accommodation.

LOUNGE / FAMILY ROOM:
24' 7" x 12' 6" (7.49m x 3.81m)
A very large dual-aspect room with double glazed window to front and sliding patio doors to side (overlooking side part of garden), brick fireplace with option to install either a log/multi-fuel burner or gas fire (with both an intact flue and gas connection), two radiators, feature exposed brick wall.

KITCHEN:
10' 3" x 8' 5" (3.12m x 2.57m)
UPVC door to rear, double glazed window to rear, fitted with range of wall and base units, rolled edge worktops with stainless steel sink inset, space for washing machine, fridge/freezer, dishwasher and cooker, tiled floor, gas central heating boiler to wall.

FAMILY BATHROOM:
Obscure double glazed window to rear, panelled bath, walk-in shower cubicle with rainfall and handheld shower heads, wash basin, low level wc, tiled floor, towel radiator.

BEDROOM ONE:
19' 8" x 10' 7" (5.99m x 3.23m)
Large dual-aspect room with three double glazed windows over two aspects, radiator. **Potential to partition to create two bedrooms - Subject to price, the seller has said that they may be prepared to partition off the master bedroom to create THREE BEDROOMS, for those that require a third bedroom immediately. This would be done professionally, but as mentioned would be subject to price and negotation.

BEDROOM TWO:
1' 6" max x 9' 7" max (3.51m max x 2.92m max)
Double glazed window to side, cupboaard housing recently installed hot water cylinder, radiator.

EXTERIOR:-
Double iron gates to front, brick paved driveway, detached garage with up and over door, plus power & lighting connected (and own consumer unit), wrap around lawned gardens with mature hedged border to rear with "hidden garden area" within the tree-line.

AGENTS NOTES:
Contact Hamilton Piers to view.
Council tax band E, Braintree District Council.
In accordance with the Estate Agents Act 1979 we are obliged to state that the owner of this home is a relative or staff member of Hamilton Piers or it's subsidiaries.

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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.