



Pochard Way

Braintree, CM77 7WA

Asking Price £500,000



Boasting POTENTIAL TO EXTEND (stpp) & NO ONWARD CHAIN with THREE reception rooms inc. 16' BAY-FRONTED lounge & STUDY, with DOUBLE GARAGE is this four bedroom DETACHED property. Offering EN-SUITE to master, dining room & utility.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, laminate wood flooring, textured ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, radiator, laminate wood flooring, textured ceiling.

LOUNGE: (16'05" x 12'04")

Double glazed bay window to front aspect, fireplace surround with log burner, radiator, laminate wood flooring, textured ceiling, french doors to dining room.

DINING ROOM: (12'04" x 8'10")

Radiator, laminate wood flooring, textured ceiling, double glazed patio doors to rear aspect.

KITCHEN: (12'04" x 9'06")

Double glazed window to rear 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 Neff oven, electric Neff hob, extractor hood, space for fridge/freezer and dishwasher, radiator, vinyl flooring, textured ceiling.

UTILITY ROOM:

Base units, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall-mounted boiler, radiator, vinyl flooring, textured ceiling, double glazed door to side aspect.

STUDY: (7'10" x 6'08")

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

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, carpeted flooring, textured ceiling.

MASTER BEDROOM: (12'05" x 9'08")

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

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to front aspect, enclosed shower unit with rainfall shower head, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

BEDROOM TWO: (13'08" x 9'00")

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

BEDROOM THREE: (8'09" x 8'09")

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

BEDROOM FOUR: (8'09" x 7'05")

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

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with rainfall shower over bath, inset WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with mature borders, hard standing patio area, side access to garage and side access via gate to front.

GARAGE, DRIVEWAY AND PARKING:

Detached double garage fitted with up and over doors, lighting and power. Driveway parking for two vehicles.

AGENTS NOTES:

For further information please contact 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.

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