



Back Lane

Stisted, Braintree, CM77 8AS

Guide Price £450,000

Freehold
Tax Band: D



Boasting a NO CHAIN OPTION* and offering SECLUDED gardens, potential for SELF-CONTAINED ANNEX* and FOUR DOUBLE bedrooms is this characterful & spacious 1830's Period Cottage. Benefiting from an EN-SUITE plus family bathroom, a generously sized kitchen, DINING/PLAY ROOM & lounge with log burner plus integral GARAGE (potential to convert) and driveway parking for 2-3 vehicles. Plenty of ORIGINAL CHARACTER FEATURES throughout and ideally located in a quaint semi-rural village with convenient access to nearby amenities and A120/M11 & Braintree Town Centre/Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed window to front aspect, radiator, vinyl flooring and smooth ceiling with sunken spotlights and exposed beams. Door to inner hall.

INNER HALL:

Links to former chapel accommodation with access into integral garage.

LOUNGE:

13'1 x 13'1 (3.99m x 3.99m)

Double glazed bay window to front aspect, central log burning fireplace with exposed brick surround, oak stair case to first floor, radiator, carpeted flooring and smooth ceiling with exposed beams.

DINING / PLAY ROOM:

13'1 x 8'11 (3.99m x 2.72m)

Double glazed window to side aspect, exposed brick feature fireplace, carpeted flooring and smooth ceiling with exposed beams.

KITCHEN:

13'5 x 9'8 (4.09m x 2.95m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in oak incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor, integrated fridge, freezer and dishwasher, space for washing machine, log burning stove with hot plate, tiled flooring and smooth ceiling with sunken spotlights and exposed beams. Door to side aspect leading to courtyard area.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, built-in double storage cupboard, wooden flooring and smooth ceiling.

MASTER BEDROOM:

13'1 x 12'11 (3.99m x 3.94m)

Double glazed window to front and side aspects, radiator, solid oak flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

13'3 x 11'1 (4.04m x 3.38m)

Double glazed window to rear aspect, a series of built-in wardrobes, radiator, loft access, carpeted flooring and smooth vaulted ceiling.

FAMILY BATHROOM:

Elevated skylight, double shower unit set behind glass enclosure, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash back, tiled flooring with under floor heating and smooth ceiling with sunken spotlights.

CHAPEL ACCOMMODATION:

INNER HALL:

(As above) - Linked to main entrance lobby and provides access into integral garage with stairs to leading to first floor accommodation.

INTEGRAL GARAGE:

14'11 x 9'1 (4.55m x 2.77m)

Currently used as a part utility area with inset sink unit and plumbing for appliances, power and lighting with barn doors to front. Potential to convert (further information available upon request).

FIRST FLOOR ACCOMMODATION:

BEDROOM THREE:

11'8 x 9'4 (3.56m x 2.84m)

Double glazed windows to front and side aspects, radiator, carpeted flooring and smooth vaulted ceiling with exposed beams.

EN-SUITE:

Enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin with tiled splash back, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM FOUR / RECEPTION ROOM:

16'0 x 8'7 (4.88m x 2.62m)

Velux window to rear aspect, radiator, carpeted flooring and smooth vaulted ceiling with exposed beams.

EXTERIOR:

REAR GARDEN:

Mature rear garden, unoverlooked and privately enclosed, comprising courtyard area to side with rear garden area mainly laid to lawn, large timber shed/Summer House, a variety of flowering plants and shrubs, external log store, gated side access to driveway.

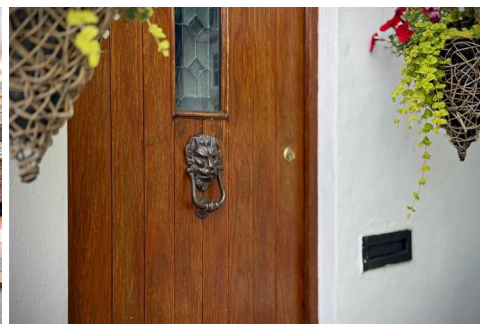
GARAGE, DRIVEWAY & PARKING:

Integral garage fitted with power, lighting, plumbing and barn doors (potential to convert). Driveway parking for three vehicles.

AGENTS NOTES:

Council Tax Band: D

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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