



Stilemans Wood

Cressing, Braintree, CM77 8GR

Offers In Excess Of £425,000



Boasting a stunning 16' kitchen/diner, TWO EN-SUITES plus spacious 18' TOP FLOOR master bedroom and situated on a spacious CORNER PLOT is this modern four bedroom DETACHED property. Offering a 17' BAY-FRONTED lounge, d/stairs cloakroom, GARAGE & driveway parking plus an UNOVERLOOKED rear garden. Situated in the sought after village of Cressing, just 1.5 miles to Cressing Station and within close proximity to the A120/M11, Braintree Town Centre & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

CLOAKROOM:

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

LOUNGE:

17'06 x 12'05 (5.33m x 3.78m)

Double glazed bay window to front aspect, fireplace surround with electric fire, radiator, carpeted flooring, smooth ceiling.

KITCHEN / DINING ROOM:

16'02 x 11'03 (4.93m x 3.43m)

Double glazed window to rear aspect, matching wall and base units with Granite work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, integrated fridge/freezer, dishwasher and washing machine, wall mounted boiler, radiator, tiled flooring, smooth ceiling, under stairs cupboard. Double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, airing cupboard, carpeted flooring, textured ceiling.

BEDROOM TWO:

12'00 x 9'01 (3.66m x 2.77m)

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

EN-SUITE TO BEDROOM TWO:

Double glazed opaque window to side aspect, enclosed shower unit with rainfall shower head, partly tiled walls, low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM THREE:

11'03 x 9'01 max (3.43m x 2.77m max)

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

BEDROOM FOUR:

8'06 x 6'11 (2.59m x 2.11m)

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

FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, vinyl flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, carpeted flooring, textured ceiling.

MASTER BEDROOM:

18'10 x 13'04 (5.74m x 4.06m)

Double glazed window to side aspect, Velux windows, built-in cupboard, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, enclosed corner shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with mature borders, hardstanding patio area, raised decked areas, side access to garage, side access via gate to driveway.

GARAGE, DRIVEWAY AND PARKING:

Detached garage fitted with lighting, power and up & over door, driveway parking.

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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