



## Saffron Gardens

Freehold  
Tax Band: C

Wethersfield, Braintree, CM7 4BL

**Asking Price £575,000**



Boasting NO ONWARD CHAIN and offering an impressive 21' DUAL ASPECT kitchen/diner & UTILITY, an UNOVERLOOKED rear garden and 14' DUAL ASPECT lounge plus PLAYROOM/SNUG is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from an EN-SUITE, family bathroom & d/stairs cloakroom, integral GARAGE (potential to convert) and driveway parking for 4-5 vehicles and ideally set on an ELEVATED POSITION with a wonderful outlook over the sought after village of Wethersfield. Situated close to all local amenities with nearby access to A120/M11 & Braintree Station (7.7 miles).



# Saffron Gardens, Wethersfield, Braintree, CM7 4BL

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, engineered oak flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, engineered oak flooring and smooth ceiling.

### LOUNGE:

14'8 x 13'00 (4.47m x 3.96m)

Double glazed windows to front and side aspects, central fireplace, radiator, carpeted flooring and smooth ceiling. Double doors into snug/play room.

### PLAYROOM / SNUG:

12'11 x 11'11 (3.94m x 3.63m)

Central log burner with hearth, radiator, carpeted flooring and smooth ceiling. French doors onto rear garden.

### KITCHEN / DINER:

21'6 x 19'0 (6.55m x 5.79m)

Double glazed windows to front aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens, microwave oven and coffee machine, space for American fridge/freezer and integrated dishwasher, floating island, tiled flooring with under floor heating and smooth ceiling. Bi-folding doors to rear aspect.

### UTILITY ROOM:

10'0 x 8'2 (3.05m x 2.49m)

Double glazed window to rear aspect, fitted base units with edged work surfaces in Granite incorporating a single bowl sink with central mixer tap, wall-mounted air conditioning unit, space for washing machine and tumble dryer, tiled flooring with under floor heating and smooth ceiling. Door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

12'10 x 9'10 (3.91m x 3.00m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to rear aspect, built-in double wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM THREE:

13'5 x 12'11 (4.09m x 3.94m)

Double glazed window to side aspect, radiator, carpeted flooring and smooth part-vaulted ceiling.

### BEDROOM FOUR:

8'10 x 5'10 (2.69m x 1.78m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and enclosed rear garden comprising patio area extending across property rear and sides with remainder mainly laid to lawn, mature shrub borders, storage shed and gated side access.

#### GARAGE, DRIVEWAY & PARKING:

Integral garage fitted with power, lighting and electric roller door. Driveway parking for 4-5 vehicles.

### AGENTS NOTES:

Council Tax Band: C

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



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

