



Barn Mead

Braintree, CM7 3AF

Freehold
Tax Band: E

Guide Price £535,000



Recently EXTENDED and finished to an exacting standard throughout is this ABSOLUTELY IMMACULATE detached family home, boasting a VERY IMPRESSIVE 26' KITCHEN / DINER / FAMILY ROOM and a PLAY ROOM / STUDY, plus entrance hall, spacious BAY-FRONTED lounge, UTILITY ROOM, modern cloakroom, FOUR GOOD-SIZED BEDROOMS with EN SUITE to the master, garage, driveway for 3-4 CARS and an immaculate rear garden with CABIN/BAR.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part glazed entrance door, stairs to first floor, radiator, understairs cupboard, engineered oak flooring.

LOUNGE: (14'7" x 11'10")

Double glazed squared bay window to front aspect, radiator, engineered oak flooring, double doors to kitchen/diner.

PLAYROOM / STUDY: (8'9" x 8')

Double glazed window to side aspect, radiator, engineered oak flooring, cupboard housing boiler.

KITCHEN / DINER / FAMILY ROOM: (26' x 11'5")

A beautiful room, substantial in size and finished to an exacting standard. With double glazed window to rear, upvc sliding patio door to rear, recently refitted kitchen offering a comprehensive range of wall and base units, quartz worktops with double butler-style sink inset, induction hob with automated retracting extractor fan, integrated tall fridge and freezer, integrated dishwasher, breakfast bar, built in oven and microwave oven with warming drawer, vertical radiator, engineered oak flooring, door to;

UTILITY ROOM: (5'10" x 5'3")

Double glazed door to rear and window to side, quartz worktop with space under for washing machine and dishwasher, engineered oak flooring with under floor heating, door to;

CLOAKROOM/WC:

Obscure double glazed window to side, low level wc, vanity basin, engineered oak flooring with under floor heating.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, doors to:

MASTER BEDROOM: (12'2" x 10'6") plus recess

Double glazed window to front aspect, fitted wardrobes, radiator.

EN-SUITE:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over with rainfall shower head, low level

WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail.

BEDROOM TWO: (9'11" x 9')

Double glazed window to rear aspect, built-in wardrobes, radiator.

BEDROOM THREE: (10'10" x 8'2")

Double glazed window to rear, built-in wardrobes, radiator.

BEDROOM FOUR: (8'5" x 8'2") plus recess

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

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, shaver point, extractor fan, heated towel rail.

EXTERIOR:-

FRONT:

The property is approached via driveway for three/four vehicles, which leads to part-converted garage with roller door. Gated access to each side of the property.

REAR GARDEN:

Fenced rear garden met with Indian sandstone patio area to immediate rear, remainder laid to artificial lawn, shed/bar (to remain) and gated access to both sides.

GARAGE, DRIVEWAY AND PARKING:

Integral garage which has been part-converted. Garage remains as standard to front half with additional reception room (study/playroom) in property. Driveway parking for three/four vehicles.

AGENTS NOTES:

Planning permission has been granted to provide an extension into the loft. Further information can be obtained via Braintree Council.

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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