



## Coggeshall Road

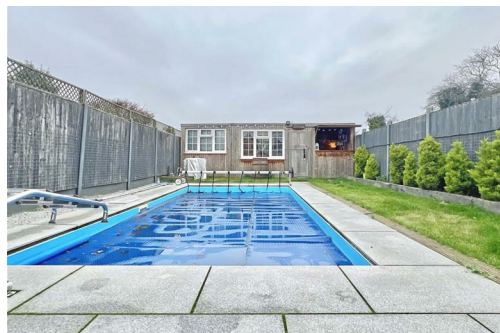
Braintree, CM7 9EF

Freehold  
Tax Band: C

**Guide Price £375,000**



**\*\*GUIDE PRICE £375,000-£400,000\*\*** Boasting an **OUTDOOR SWIMMING POOL** to it's 65' **UNOVERLOOKED REAR GARDEN** and a **BEAUTIFUL BAY-FRONTED LOUNGE** with **LOG BURNER**, plus a **FAMILY ROOM** and the **SPACIOUS 18' KITCHEN DINER**, is this very well-proportioned three bedroom **SEMI-DETACHED** property. Benefiting from a **COMPLETE ONWARDS CHAIN**, driveway parking for 2-3 vehicles, d/stairs cloakroom & recently fitted boiler/central heating system (fitted 2019). Ideally located close to Braintree Town Centre & Station with easy access to local schools/amenities & A120/M11.



# Coggeshall Road, Braintree, CM7 9EF

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, under stairs storage cupboards, radiator, laminate flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, laminate flooring.

### LOUNGE:

12'64 x 11'56 (3.66m x 3.35m)

Double glazed bay window to front aspect, central log burner, radiator, laminate flooring and smooth ceiling. Opening to kitchen/breakfast area.

### KITCHEN / DINER:

18'64 x 13'20 (5.49m x 3.96m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating single sink unit with central mixer tap and drainer, built-in oven and microwave oven, AEG induction hob with extractor hood over, space for American fridge/freezer, tiled flooring and smooth coved ceiling with sunken spotlights. Opening to family room.

### FAMILY ROOM:

13'21 x 12'13 (3.96m x 3.66m)

Part brick and part UPVC built with double glazed windows across rear and side aspects, radiator, tiled flooring and smooth ceiling with sunken spotlights. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

13'21 x 11'95 (3.96m x 3.35m)

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

### BEDROOM TWO:

11'87 x 11'60 (3.35m x 3.35m)

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

### BEDROOM THREE:

8'50 x 6'50 (2.44m x 1.83m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with central mixer tap and dual shower over, low level WC, vanity wash hand basin with tiled splash backs, radiator, tiled flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden (approx 65') comprising patio area to immediate rear, storage shed, pergola with reception area, inset outdoor pool with cover, lawned areas and shrub borders, Summer House, gated side access to driveway.

#### SUMMER / POOL HOUSE:

Timber built Summer House to garden rear, housing bar and seating area to one side and storage room (pool pumps/maintenance equipment).

#### DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles.

#### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, 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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