



Lyons Hall Road

Braintree, CM7 9SG

Guide Price £800,000

Freehold
Tax Band: E



Prestige Homes by Hamilton Piers are pleased to offer for sale this **UNIQUE & EXTENSIVE** four double bedroom individually-built property, boasting a sizeable 0.35 ACRE PLOT with unoverlooked garden, detached and **SELF-CONTAINED ONE BEDROOM ANNEX** which adjoins covered **SWIM SPA** (to remain). Benefiting from an impressive 28' **VAULTED OPEN-PLAN** kitchen/lounge/dining room and **UTILITY/cloakroom**, integral **GARAGE** with driveway parking for 4-5 vehicles and a 42' **WORKSHOP** (with potential to convert). Offering **VERSATILE & IMMACULATELY PRESENTED** accommodation throughout and ideally situated with convenient access to A120/M11, Braintree Town Centre/Station and nearby amenities/schools. Internal viewings highly recommended!



Lyons Hall Road, Braintree, CM7 9SG

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Opaque double glazed secure double main entry doors, stairs to first floor, under stairs storage area, tiled flooring with under floor heating and smooth covered ceiling.

OPEN PLAN LIVING ROOM:

28'2 x 23'8 (8.59m x 7.21m)

KITCHEN:

Double glazed window to side aspect, a series of fitted matching base and wall units, edged work surfaces in Granite incorporating a one and a half sink with central mixer tap and drainer, two built-in ovens and microwave oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, floating island, tiled flooring with under floor heating.

LOUNGE / DINING AREA:

Double glazed windows to side and rear aspects with multiple Velux windows, central fireplace with log burning stove and exposed brick hearth and surround, radiators, oak flooring with under floor heating and high vaulted ceiling with exposed beams. French doors to rear garden.

UTILITY / CLOAK ROOM:

Double glazed window to side aspect, a range of fitted base and wall units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap, space for washing machine and tumble dryer, low level WC, heated towel rail, tiled flooring with under floor heating and smooth covered ceiling with sunken spotlights.

BEDROOM TWO:

13'10 x 11'03 (4.22m x 3.43m)

Double glazed window to side aspect, oak flooring with under floor heating and smooth covered ceiling.

EN-SUITE:

Opaque double glazed to side aspect, fully tiled double shower set behind glass enclosure, inset WC, vanity wash hand basin with tiled splash back, heated towel rail, tiled flooring with under floor heating and smooth covered ceiling with sunken spotlights.

BEDROOM THREE:

12'05 x 10'10 (3.78m x 3.30m)

Double glazed bay window to front aspect and double glazed windows to side aspect, a series of fitted wardrobes and storage cupboards, tiled flooring with under floor heating with smooth covered and part-vaulted ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:

Built-in large eaves storage cupboard, oak flooring and smooth covered ceiling with sunken spotlights.

MASTER BEDROOM:

18'01 x 13'09 (5.51m x 4.19m)

Double glazed window to front aspect and Velux window to rear aspect, two radiators, carpeted flooring and smooth coved and part-vaulted ceiling with sunken spotlights.

BEDROOM FOUR:

15'02 max to 8'6 x 13'10 max to 8'11 (4.62m max to 2.59m x 4.22m max to 2.72m)

L-shaped room comprising double glazed window to front aspect, built-in eaves storage cupboard, radiator, carpeted flooring and smooth coved and part-vaulted ceiling with sunken spotlights.

FAMILY BATHROOM:

Opaque double glazed window to side aspect and Velux window to rear aspect, panelled bath with central mixer tap, fully tiled double shower set within glass enclosure, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Extensive rear garden comprising sizeable raised patio area to property rear with remainder mainly laid to lawn, set within fenced boundaries with mature trees to rear and side borders, access to workshop, annex, swim spa and outbuildings, gated side access.

SWIM SPA ROOM:

23'6 x 12'00 (7.16m x 3.66m)

Timber framed construction linked to annex accommodation and comprising double glazed windows across front aspect and two Velux windows, sizeable swim spa (to remain), log burner with small hearth, electric heater, tiled flooring and vaulted ceiling with exposed beams.

ANNEX ACCOMMODATION:

OPEN PLAN KITCHEN & LIVING ROOM:

23'6 x 19'9 max to 11'2 (7.16m x 6.02m max to 3.40m)

Double glazed windows to side aspect, kitchen area comprising a range of fitted matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, low level fridge, opening to lounge/diner with electric heaters, wood flooring and vaulted ceiling with exposed beams. Bi-folding doors to rear aspect.

BEDROOM:

10'7 x 9'10 (3.23m x 3.00m)

Double glazed window to rear aspect, electric heater, wood flooring and vaulted ceiling with exposed beams.

WET ROOM:

Opaque double glazed window to rear aspect, walk-in large shower unit set behind glass part-enclosure, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail.

WORKSHOP:

42'4 x 12'7 (12.90m x 3.84m)

Detached timber constructed building consisting of log store, workshop and mower/storage area, workshop interior fitted with power and lighting, concrete hardstanding floor and vaulted ceiling. Potential for multi-purpose use and could be converted into further annex accommodation (subject to permission).

GARAGE, DRIVEWAY & PARKING:

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

AGENTS NOTES:

The main residence feeds off the mains water supply. The swim spa and annex are fed to a Kingspan septic tank and whilst the workshop currently doesn't have a direct water supply, there are provisions for this to be connected to the septic tank too.

Council Tax Band: E

For further information regarding this property, please contact Prestige Homes by 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

