



Crofters Walk

Braintree, CM77 7GP

Offers In Excess Of £550,000



Boasting a 24' DUAL ASPECT kitchen/diner, STUDY, 17' lounge & TWO GARAGES plus a carport is this spacious five DOUBLE bedroom DETACHED property. Offering two en-suites, an UNOVERLOOKED garden and set over three floors - Viewings highly advised!



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, understairs storage cupboard, laminate wood flooring and smooth ceiling.

CLOAKROOM:

Low level WC, vanity hand wash basin, extractor fan.

LOUNGE: (17' 10" x 14' 6")

Two double glazed windows to rear, flame effect gas fire with wooden fireplace surround and marble hearth, carpeted flooring, smooth ceiling. Double glazed french doors to rear garden.

KITCHEN / DINER: (24'6" x 10' 3")

Double glazed window to rear, matching base and wall units with Quartz work surfaces, incorporating one and a half bowl stainless steel sink with Quartz drainer, central mixer taps and bespoke fitted glass splashback and quartz upstand. Built-in oven with hob and extractor hood over, space for fridge/freezer, washing machine, tumble dryer and dishwasher, wall mounted boiler in cupboard, radiator, underfloor heating, tiled flooring and smooth ceiling. Door to side.

STUDY / PLAYROOM: (9' 10" x 7' 6")

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

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front, airing cupboard, radiator, carpeted flooring and smooth ceiling. Stairs to second floor.

MASTER BEDROOM: (14' 6" x 10' 6")

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

EN-SUITE TO MASTER:

Opaque double glazed window to side, double shower, low level WC, pedestal wash hand basin, fully tiled walls, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM TWO: (13' 0" x 10' 4")

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

BEDROOM THREE: (12' 3" x 7' 8")

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

FAMILY BATHROOM:

Opaque double glazed window to rear, single shower, panelled bath with central mixer tap and shower attachment over, low level WC, pedestal wash hand basin and tiled splashbacks, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR: (13' 9" x 10' 9") max

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

EN-SUITE TO BEDROOM FOUR:

Single shower, low level WC, pedestal wash hand basin with tiled splashbacks, radiator, vinyl flooring and smooth ceiling.

BEDROOM FIVE: (16' 11" x 7' 8")

Double glazed window to front, radiator, carpet to floor and smooth ceiling.

EXTERIOR:-

FRONT:

The front of the property is block paved with a pathway leading to the front door.

REAR GARDEN:

The part walled, part fenced south facing rear garden has been landscaped and is mainly laid to lawn with patio area, decked area, a range of mature trees plus flower and shrub borders, outside tap, shed, outside lighting and power socket. Access gate to side and access to garage.

GARAGE, DRIVEWAY AND PARKING:

There is a carport to the right hand side of the property with space for two vehicles which leads to the single garage with up and over door plus power and lighting fitted. To the left side of the property there is a further garage with up and over doors and power and lighting fitted.

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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