



- Four Bedroom Home
- Semi Detached
- Ample Off Street Parking
- Beautifully Presented Throughout
- Sought After Village Location
- Landscaped Rear Garden
- Integral Garage
- Luxury Bathroom Suite
- Conservatory
- Refitted Kitchen

**47 Saffron Gardens, Wethersfield,
Braintree, Essex. CM7 4BL.**

** Guide Price £450,000 - £500,000 **

A beautifully presented four-bedroom semi-detached home situated in the picturesque village of Wethersfield.

Call to view 01376 337400



Property Details.

Porch

Part glazed entry door to front, radiator, door to;

Living Room



17' 2" x 12' 6" (5.23m x 3.81m) Double glazed window to front, radiator, log burner with ornate surround, stairs rising to the first floor, television point, opening to;

Dining Area



17' 2" x 10' 7" (5.23m x 3.23m) Double glazed Bi-fold doors to rear, radiator, door to storage cupboard, door to;

Kitchen



11' 10" x 10' 1" (3.61m x 3.07m) Double glazed window to rear, radiator, matching wall & base units with solid wood worktops over, inset ceramic sink with side drainer unit, tiled splashback, cooker point with extractor over, space for appliances.

Sun Room



17' 2" x 9' 2" (5.23m x 2.79m) Double glazed Bi-fold doors to rear, double glazed windows to multiple aspects, radiator.

First Floor Landing

Double glazed window to front, radiator, loft access, door to storage cupboard, doors to;

Property Details.

Bedroom One



17' 3" x 10' 1" (5.26m x 3.07m) Double glazed window to rear, radiator, loft access.

Bedroom Two



10' 7" x 11' 0" (3.23m x 3.35m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom Three



10' 11" x 10' 1" (3.33m x 3.07m) Double glazed window to front, radiator.

Bedroom Four

10' 0" x 6' 8" (3.05m x 2.03m) Double glazed window to rear, radiator, fitted wardrobes.

Bathroom



10' 2" x 5' 8" (3.10m x 1.73m) Obscure double glazed window to rear, heated towel rail, WC, wash hand basin with vanity unit underneath, shower cubicle which is fully tiled, panelled bath, tiled walls, extractor fan.

Rear Garden



The rear garden commences with a composite decking area, raised flower bed borders, artificial lawn area, outside tap & lighting, enclosed by panelled fencing, and side access via a gate.

Parking

There is a driveway to the front of the property that provides off road parking for 2/3 vehicles, leading to;

Garage

The garage is accessed via wooden braced doors.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.