



- Three Bedroom Home
- Semi Detached
- Ample Off Road Parking
- Far Reaching Field Views
- Two Generous Reception Rooms
- Lapsed Planning Permission
- Extended
- Well Presented Throughout
- Sought After Village Location
- New To The Market

34 St Marys Close, Panfield, Braintree, Essex. CM7 5BW.

Occupying an enviable position with far-reaching views of the Essex Countryside is this well-presented & deceptively spacious three-bedroom semi-detached house situated within the sought-after village of Panfield. This well-established property enjoys the added benefit of a double-story extension to the rear of the dwelling to further enhance the size of this ideal family home. The internal accommodation comprises an entrance hall that provides access to the first floor, a lounge, a generous dining room, a cloakroom, a fitted kitchen, a conservatory that provides access to the rear garden, three well-appointed bedrooms, and a family bathroom.



Property Details.

Entrance Hall

Part glazed entry door to front, stairs rising to the first floor, door to;

Lounge



15' 10" x 13' 0" (4.83m x 3.96m) Double glazed window to front, radiator, television point, door to;

Dining Room



16' 2" x 8' 8" (4.93m x 2.64m) Double glazed door to side, radiator, wall mounted boiler, door to;

Cloakroom

WC, hand wash basin with tiled splashback.

Kitchen



14' 6" x 9' 5" (4.42m x 2.87m) Double glazed window to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, space for American style fridge/freezer, integrated dishwasher & washing machine, tiled splashback.

Conservatory



13' 7" x 9' 2" (4.14m x 2.79m) Double glazed windows to multiple aspects, dwarf wall beneath, double glazed door to side.

Property Details.

First Floor Landing

Loft access, door to airing cupboard, doors to;

Bedroom One



19' 9" x 9' 5" (6.02m x 2.87m) Double glazed window to rear, radiator, double fitted wardrobes.

Bedroom Two



12' 4" x 9' 5" (3.76m x 2.87m) Double glazed window to front, radiator, fitted wardrobe.

Bedroom Three

9' 7" x 8' 2" (2.92m x 2.49m) Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, heated towel rail, WC, hand wash basin, panelled bath with shower over, tiled walls.

Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, pergola & seating area, large workshop & shed to remain, outside tap & lighting, enclosed by panelled fencing.

Driveway

There is a block-paved driveway to the front of the property that provides off-road parking for multiple vehicles.

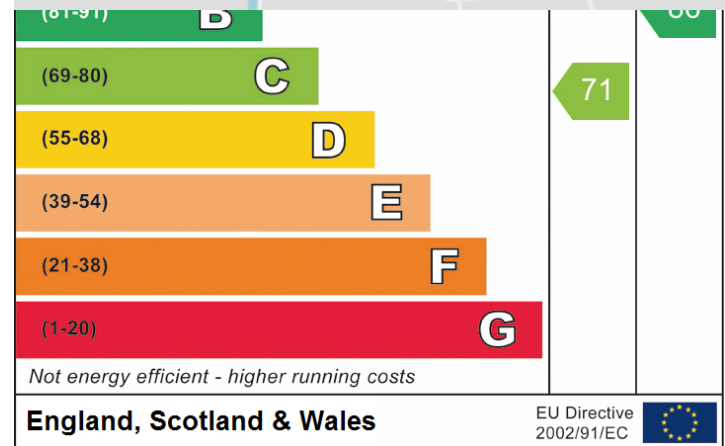
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, distances, areas and any other facts are approximate and not to be relied upon for any purpose. In addition, no responsibility is accepted for any errors or omissions, and the accuracy of the information is not guaranteed. The information is provided for general guidance only and should be checked and confirmed by your solicitor prior to exchange of contracts. No liability can be given. Michael James Group Ltd

Location



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.