



- Five bedroom detached house
- Very sought after location
- Five double bedrooms
- Five reception rooms
- En-suite & dressing area to master
- Garage & Ample off road parking
- Large & un-overlooked rear garden
- Swimming pool & Sauna
- No onward chain
- Large kitchen / diner

### 13 Marshalls Road, Braintree, Essex. CM7 2LL.

\*\* Guide Price £750,000 - £800,000 \*\* Situated down the frequently requested Marshalls Road, which is one of the most sought after roads in Braintree, is this individually built five bedroom detached house, occupying a fabulous un-overlooked plot, which includes a heated swimming pool, a private allotment, and a large patio area. The current owners of this impressive residence have lived here for more than 25 years, and in that time the property has been heavily extended to both the side and the rear, to create this stylish and incredibly versatile home.





# Property Details.

## Entrance Hall

Double glazed opaque window to front aspect, stairs to first floor, radiator, Karndean flooring, textured ceiling, doors to lounge, dining room, kitchen, shower/sauna room

## Inner Hall

Under stairs storage cupboard, textured ceiling, tiled flooring, door to shower/sauna room

## Shower / Sauna Room

Double glazed opaque window to rear aspect, low level WC, pedestal wash hand basin, fully tiled shower, radiator, sauna, loft access, tiled flooring, textured ceiling

## Lounge



20' 1" x 12' 11" (6.12m x 3.94m) Double glazed window to front aspect, radiator, dual fuel burner, carpeted flooring, textured ceiling. Double glazed french doors to conservatory

## Dining Room



14' 1" x 10' 1" (4.29m x 3.07m) Double glazed window to front aspect, radiator, open fireplace, serving hatch, carpeted flooring, textured ceiling

## Conservatory



16' 0" x 12' 1" (4.88m x 3.68m) UPVC and brick built with polycarbonate roof, radiator, tiled flooring, double glazed french doors to rear garden

## Kitchen & Breakfast Room



21' 3" x 11' 8" (6.48m x 3.56m) Double glazed window to rear aspect, sky light, matching wall and base units with roll top work surfaces and tiled splash backs, one and a half bowl sink and drainer with central mixer taps, built in double oven, electric induction hob with extractor over, integrated fridge freezer and dishwasher, water softener, radiator, textured and panelled ceiling, door to inner hall

## Inner Hall

Tiled flooring, textured ceiling, doors to utility room, study, work shop, boot room

## Utility Room

Double glazed door to rear garden, matching wall and base units with roll top work surfaces and tiled splash backs, bowl sink and drainer with central mixer taps, space for washing machine, tumble dryer and fridge freezer, tiled flooring, textured ceiling

# Property Details.

## Study

8' 02" x 7' 04" (2.49m x 2.24m) Double glazed window to rear aspect, radiator, solid wood flooring, textured ceiling

## Workshop

8' 04" x 8' 0" (2.54m x 2.44m) Double glazed window to side aspect, matching wall and base units, space for low level fridge, vinyl flooring, door to garage

## Boot Room

Double glazed window and door to front aspect, smooth ceiling

## First Floor Landing

Double glazed window to rear aspect, loft access, airing cupboard, radiator, carpeted flooring, textured ceiling

## Master Bedroom



21' 06" x 12' 0" (6.55m x 3.66m) Double glazed windows to front and rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling

## Dressing Area

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling

## En-suite

Double glazed opaque window to rear aspect, corner bath with central mixer taps and shower attachment, fully tiled walls, inset WC, inset wash hand basin, heated towel rail, tiled flooring, textured ceiling

## Bedroom Two

12' 11" x 11' 5" (3.94m x 3.48m) Double glazed window to front aspect, radiator, laminate wood flooring, textured ceiling

## Bedroom Three

12' 11" x 8' 03" (3.94m x 2.51m) Double glazed window to front aspect, built in wardrobes, radiator, laminate wood flooring, textured ceiling

## Bedroom Four

12' 11" x 8' 03" (3.94m x 2.51m) Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling

## Bedroom Five

11' 02" x 9' 09" (3.40m x 2.97m) Double glazed window to front aspect, radiator, laminate wood flooring, textured ceiling

## Family Bathroom

Double glazed opaque window to rear aspect, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, heated towel rail, vinyl flooring, textured ceiling

## Shower Room

Double glazed opaque window to rear aspect, double shower unit with power shower, fully tiled walls, heated towel rail, tiled flooring, textured ceiling

## Frontage

Hardstanding block paved "in and out" driveway with small shrubbed area

## Rear Garden

Enclosed unoverlooked lawned area with mature borders, hard standing block paved patio area with side access with the front of the property, raised decked area with pergola and another small lawned area

## Pool Area

Gated pool area with hard standing paving surrounding swimming pool, summer house, swimming pool

## Allotment

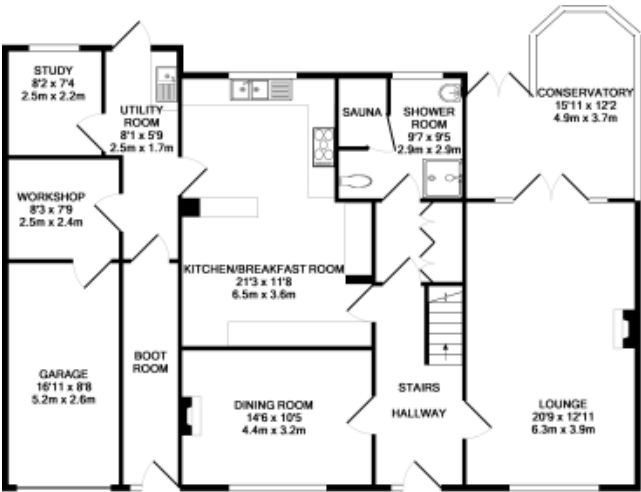
Gated allotment area with raised beds, greenhouse and sheds

## Garage & Parking

Integral garage with up and over door complete with light and power, hard standing paved driveway for several vehicles

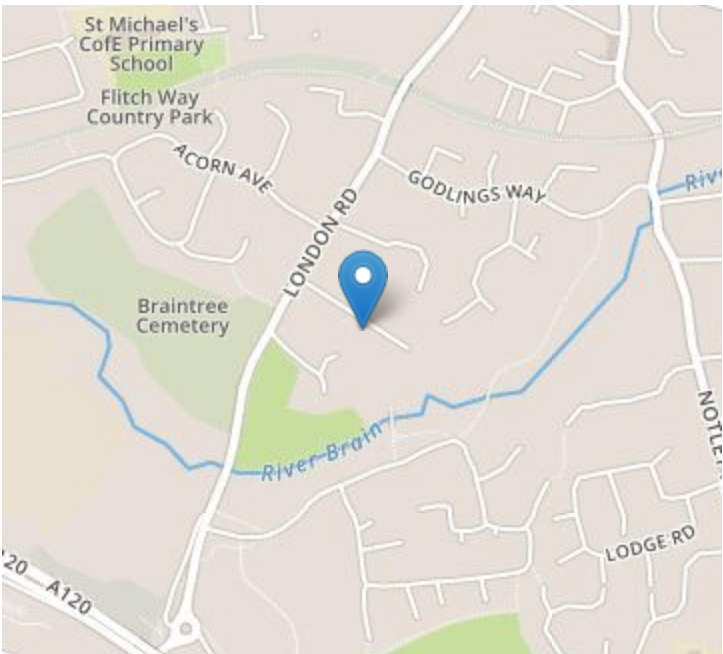
# Property Details.

## Floorplans

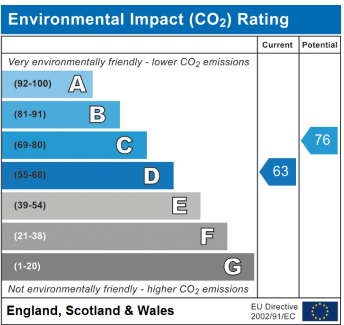
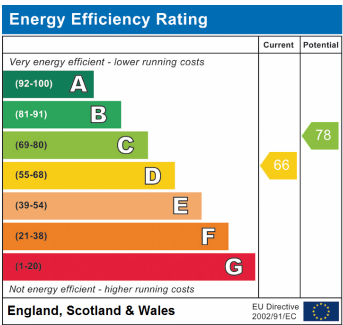


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.