



- Five bedroom detached house
- Three En Suites
- Three Reception Rooms
- Marks Farm Development
- Conservatory
- New boiler & heating system
- Tandem Garage
- Landscaped Garden

Wild Boar Field, Braintree. CM7 3LL.

** Guide Price £475,000 - £500,000 **

Forming part of the frequently requested Marks Farm Development is this substantial five bedroom detached residence, which falls within the catchment area for the Ofsted Outstanding Lyons Hall Primary School. The property enjoys an array of spacious accommodation spread across three floors, creating a stylish and versatile home ideal for any large family. The internal accommodation is vast. On the ground floor some highlights include a large sitting room with a feature log burning stove, a kitchen / breakfast room, separate dining room, ground floor cloakroom and a conservatory. On the first and second floors you will find five double bedrooms, three En-suite shower rooms and a family bathroom. Outside this fabulous property is further enhanced by having a landscaped rear garden with a separate patio area, a double length garage and off road parking.



Property Details.

Entrance hall



Karndeane flooring. Earl Grey horizontal traditional radiator. Ceiling spotlights. Floor level LED spotlights in painted wooden stairs which rise to the First Floor. Under stairs storage cupboard. Fitted shelving and seat/storage compartment

Cloakroom

Consisting of a lowlevel WC and a wall-mounted wash hand basin. Karndeane flooring. Obscure glazed UPVC window to rear. Radiator. Half tiled walls

Lounge



11' 5" x 19' 7" (3.48m x 5.97m) White painted karndeane flooring. UPVC window to front. Two Earl Grey horizontal traditional radiators. Jotul log burning stove (we are advised that the log burner was fitted in 2018). Industrial ceiling & wall lights. French doors into Conservatory

Conservatory



10' 2" x 14' 7" (3.10m x 4.45m) Laminate wood flooring. Range of UPVC windows overlooking the rear garden. Garden sage traditional horizontal radiator. French doors leading to the rear garden

Dining room



9' 7" x 12' 6" (2.92m x 3.81m) Laminate wood flooring. UPVC window to front. Radiator

Kitchen & Breakfast room



13' 5" x 12' 10" (4.09m x 3.91m) Matching wall and base level units with roll edge work surfaces. Range Cooker with fitted chimney style extractor fan over to remain. Space for Dishwasher, washing machine and fridge/freezer. One and a half bowl sink inset to work surface with mixer tap and drainer. Tile effect flooring with space for breakfast/dining Table. UPVC window to rear. Radiator. Door leading to Conservatory. Gas central heating boiler wall mounted (Installed 2018) and controlled by HVE heating system

First floor

Landing

Carpet flooring. Radiator. Stairs rising to the Second Floor

Bedroom one



11' 11" x 11' 4" (3.63m x 3.45m) Carpet flooring. UPVC window to front. Radiator. Range of built in wardrobes

En-suite to master

Comprising of a bath with mixer tap & hair attachment, a pedestal wash hand basin and WC. Tile effect flooring. Obscure glazed UPVC window to rear. Chrome heated towel rail. Tiled walls. Shaving point. Extractor

Property Details.

Bedroom two



13' 7" x 12' 11" (4.14m x 3.94m) Carpet flooring, UPVC window to rear. Radiator. Fitted wardrobes. Loft access

Bedroom three



10' 7" x 17' 0" (3.23m x 5.18m) Carpet flooring, UPVC window to front. Radiator. Fitted wardrobes. Ceiling spotlights

En-suite

Consisting of a shower enclosure, a pedestal wash hand basin and a WC. Tile effect flooring. Obscure glazed UPVC window to side. Chrome heated towel rail. Tiled splashbacks. Shaving point. Extractor

En-suite

Comprising of a shower enclosure, a pedestal wash hand basin and a WC. Tile effect flooring. Radiator. Tiled splashbacks. Extractor

Bedroom five



9' 9" x 9' 5" (2.97m x 2.87m) Carpet flooring, UPVC window to front. Radiator. Fitted wardrobes

Bedroom four



9' 10" x 17' 1" (3.00m x 5.21m) Carpet flooring, UPVC window to front. Two radiators. Fitted cupboard. Loft access hatch

Bathroom



Comprising of a panel bath with mixer tap & hair attachment, a pedestal wash hand basin and a WC. Linoleum tile effect flooring. Obscure glazed UPVC window to rear. Chrome heated towel rail. Tiled walls. Shaving point. Extractor

Rear garden



Commencing with a paved patio area leading to the garden laid largely to lawn with mature border flowerbeds. Shed on hardstand to remain. Separate shingled area with railway sleepers. Personnel door into tandem length Garage. Un-overlooked SOUTH FACING aspect. Enclosed by panelled fencing

Second floor

Second floor landing

Carpet flooring. Velux window to rear. Airing cupboard housing the Flomaster unvented water cylinder (we understand that this was replaced in 2018) controlled by HVE system

Garage & Parking

Tandem length Garage with an up & over door. Power and lighting connected. Plumbed in sink and plumbing for washing machine. Driveway to front

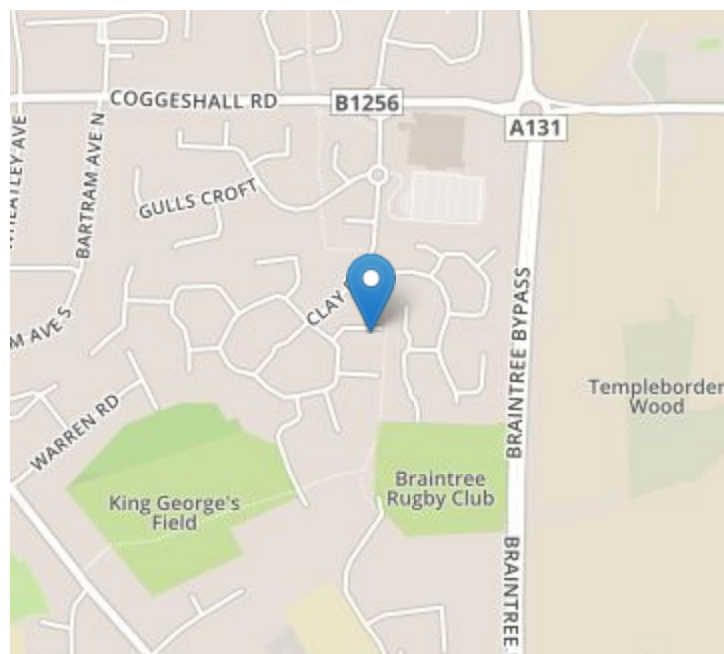
Property Details.

Floorplans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.