



- Five bedroom detached house
- Kings Park Development
- Double garage & off road parking
- Two en suite shower rooms
- Bespoke fitted kitchen with Quartz worktops
- Study
- Three reception rooms
- EV charging station

6 Sheene Grove, Braintree, Essex. CM7 9FS.

Occupying a generous plot within the frequently Lyons Park Development which falls within the catchment area for the Ofsted outstanding Lyons Hall Primary School is this well-established five DOUBLE bedroom detached house. This imposing property enjoys a variety of high-quality fixtures & fittings throughout, as well as an array of spacious living accommodation arranged over three reception rooms, offering a stylish and extremely versatile family home. The impressive ground floor accommodation features a large entrance hall that provides access to the first floor, a recently refitted cloakroom, a spacious lounge with French doors to the rear garden, study, a dining room which is currently being used as a snug/playroom, and a magnificent bespoke made kitchen/diner/family room with B-fold doors, Quartz worktops, and a range of fitted appliances.



Property Details.

Entrance Hall



Part glazed entry door to front, under stairs storage cupboard, vertical radiator, stairs rising to the first floor, doors to;

Cloakroom

Obscure double glazed window to front, vanity hand wash basin with vanity unit underneath, WC, part tiled walls, heated towel rail, inset spotlights/

Study



Two double glazed windows to front, radiator, fitted office furniture.

Living Room



Double glazed French doors to the rear garden, grey wall mounted radiator, fitted media unit with electric fireplace below, telephone & television point.

Dining Room



Currently used as TV/snug room, comprises of two double glazed windows to the front, radiator.

Kitchen/Diner/Family Room



Two double glazed windows & Bi-fold doors to the rear, matching high-quality wall & base units with Quartz worktops over, inset sink with side drainer & mixer tap, grey vertical radiator, integrated dishwasher, space for American style fridge/freezer, two integrated double ovens, five ring gas hob with extractor hood over, matching centre island with Quartz worktops and cupboards underneath. Additionally, there is a seating area at the opposite end of the room with fitted base units with Quartz worktops over.

First Floor Landing

Comprises a gallery landing with inset ceiling spotlights, airing cupboard, radiator, loft access.

Master Bedroom



Two double glazed windows to the rear, radiator, large fitted wardrobes, door to;

Property Details.

En suite



Comprising of a double shower cubicle with rainwater shower, vanity wash hand basin with draws below, WC with enclosed cistern, heated towel rail, part tiled walls, double glazed window to rear, and inset ceiling spotlights.

Bedroom Two



Two double glazed windows to front, radiator, door to;

En suite

Comprises of a double shower cubicle with rainwater shower, part tiled walls, inset ceiling spotlights, vanity wash hand basin with draws under, WC with enclosed cistern.

Bedroom Three



Two double glazed windows to the rear and a radiator.

Bedroom Four



Double glazed window to the front and radiator.

Bedroom Five

Double glazed window to the front and radiator.

Bathroom

Comprises of a paneled bath with rainwater shower above, wash hand basin with mixer taps, WC with enclosed cistern, heated towel rail, part tiled walls with feature central pattern tile.

Frontage

Comprising of a garden area laid to lawn with hedging leading to a driveway for 2/3 vehicles and a detached double garage with up and over doors and power connected.

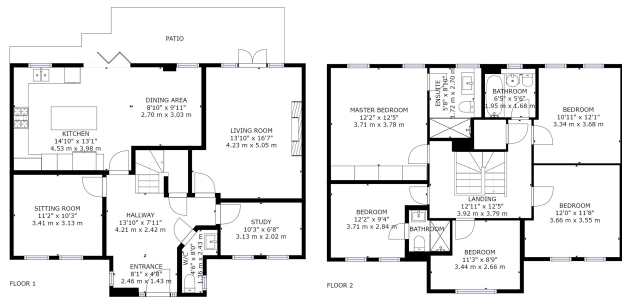
Rear Garden



The private and larger than average rear garden has a raised decking area with the remainder laid to lawn, a further patio area leading from the kitchen, and another decking area with a summer house that has a hot tub fitted internally. The garden is enclosed by fencing, a door that leads to the garage, and side access.

Property Details.

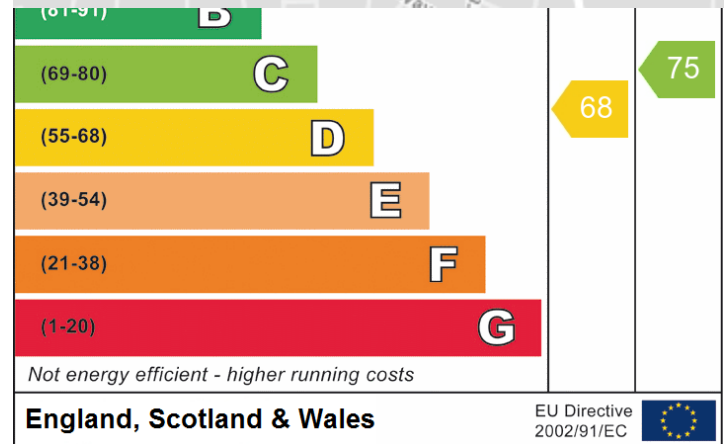
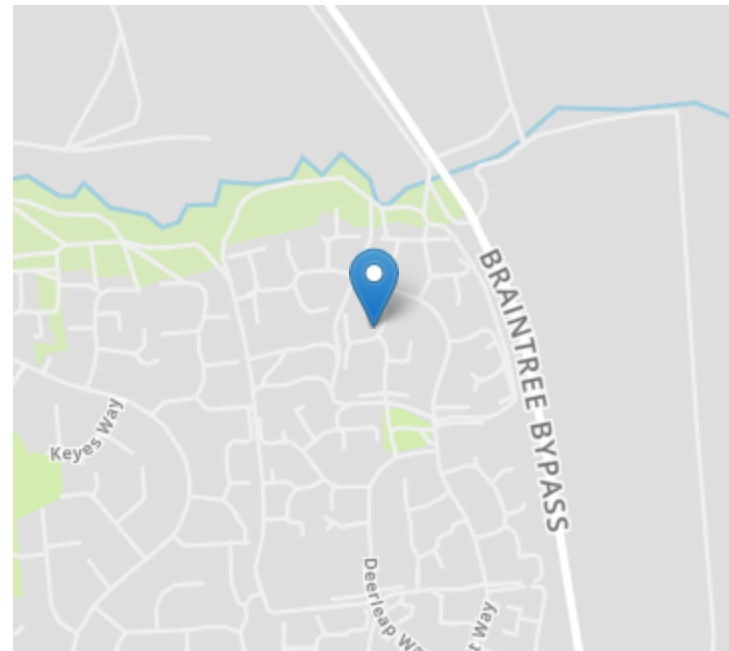
Floorplans



GRAND INTERNAL AREA
FLOOR 1: 921 sq. ft. FLOOR 2: 1011 sq. ft. 1,932 sq. ft.
TOTAL: 1939 sq. ft. 1,932 sq. ft.



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.

