



- Three / Four bedroom house
- Semi detached
- Bedpoke kitchen 7 underfloor heating
- Landscaped rear garden
- Off road parking & carport
- Heavily extended
- Multiple reception rooms
- Easy access to the train station

**123 Clare Road, Braintree, Essex. CM7 2PQ.**

\*\* Guide Price £400,000 - £450,000 \*\*A brilliant opportunity has arisen to acquire this truly stunning one of a kind three / four bedroom semi detached house, which has been heavily extended and sympathetically refurbished to create a stylish a versatile home. The property enjoys an array of spacious living accommodation, which includes four fabulous reception rooms and a tasteful blend of old and new. The internal accommodation is vast and on the ground floor some highlights include; a superb living room with a separate dining area, bespoke fitted kitchen with Quartz worktops, garden room with bi-folds, sunroom, conservatory, office area and beautifully finished bathroom suite overlooking the rear garden.



# Property Details.

## Entrance hall

Hardwood door to front, smooth ceiling, inset spotlights, coving, dado rail, window blocks, Parquet flooring, radiator, under stairs storage cupboard, stairs to first floor

## Lounge / diner



25' 2" x 16' 6" (7.67m x 5.03m) Smooth ceiling, inset spotlights, coving, double glazed window, feature fireplace, part Parquet flooring, part carpet, two radiators, door to kitchen, French doors to garden room, large storage cupboard under stairs, built in bench seat

## Kitchen



19' 8" x 6' 6" (5.99m x 1.98m) A range of matching wall & base units, Quartz worktops, double bowl ceramic sink with mixer tap and drainer set into worktop, waterfall edge worktop with bronze breakfast bar, induction hob with extractor over, mirrored tiled splashback, integrated fridge / freezer, integrated fan oven, second integrated fan oven / grill / microwave, smooth ceiling, inset spotlights, two double glazed skylights, door to conservatory, double glazed window, tiled floor, radiator

## Garden room



Tongue and groove ceiling, spotlights to ceiling, two double glazed skylights, double glazed bi-folding doors to rear garden, double glazed window, part parquet flooring, part marble tiled floor with underfloor heating

## Sunroom



11' 4" x 7' 4" (3.45m x 2.24m) Double glazed windows to three aspects, double glazed French doors to rear garden, glazed roof, part wood panelling to walls, parquet flooring, vertical designer radiator integrated with central heating system

## Study

7' 2" x 4' 2" (2.18m x 1.27m) Smooth ceiling, coving to ceiling, spotlights to ceiling, oak flooring, bespoke desk unit built in

## Laundry room

7' 3" x 6' 8" (2.21m x 2.03m) A range of base and eye level wall cabinets with worktop, space for freestanding freezer, space for freestanding washing machine, space for freestanding tumble dryer. Also enclosed in and eye level cabinet is a Valliant boiler, smooth ceiling, spotlights to ceiling, double glazed skylight, laminate wood flooring, external door leading to carport

# Property Details.

## Bathroom



10' 9" x 7' 2" (3.28m x 2.18m) Freestanding feature bath, waterfall tap and handheld shower head, sink unit set on top of oak table, low level WC, smooth ceiling, spotlights to ceiling, coving to ceiling, double glazed French doors to garden, heated towel rail, marble tile floor with underfloor heating, oak wall panelling which encloses hidden storage

## First floor landing

Smooth ceiling, spotlights to ceiling, coving to ceiling, parquet flooring, double glazed window, dado rail, walls currently part artex (due to be plastered smooth towards end of June), staircase to second floor

## Bedroom

11' 3" x 10' 7" (3.43m x 3.23m) Smooth ceiling, coving to ceiling, double glazed window, radiator, parquet flooring (to be carpeted towards the end of June), built in custom made bed and headboard, built in custom made floor to ceiling wardrobe cupboard with drawers beneath, feature fireplace

## Bedroom

10' 7" x 8' 10" (3.23m x 2.69m) Smooth ceiling, spotlights to ceiling, coving to ceiling, double glazed window, radiator, parquet flooring, built in storage cupboard, built in wardrobe cupboard, feature fireplace

## Bedroom

7' 5" x 6' 3" (2.26m x 1.91m) (currently being used as Dressing Room) Smooth ceiling, coving to ceiling, double glazed window, radiator, parquet flooring, an extensive range of built in wardrobe cupboards and storage space (these can be removed to change the room back into a bedroom)

## Shower room

5' 9" x 5' 8" (1.75m x 1.73m) Suite comprising of large walk in shower with waterfall style shower, hand held shower attachment and glass screen, low level WC, wall mounted wash hand basin, smooth ceiling, coving to ceiling, extractor fan to ceiling, double glazed window, part tiled walls, tiled floor with underfloor heating

## Loft room / bedroom



15' 3" x 11' 6" (4.65m x 3.51m) Currently being used as a double bedrooms by the current owners. Vaulted ceiling, smooth ceiling, eaves storage to either side accessed via doors, two double glazed skylights with fitted blinds, parquet flooring

## Rear garden



To the rear is a landscaped garden which has a crazy paved footpath leading from the direct rear of the property past pond leading to a turfed area which is surrounded by an established garden, hidden seating area with gravel, outside lighting and power points, bespoke built treehouse, outside storage shed

## Parking

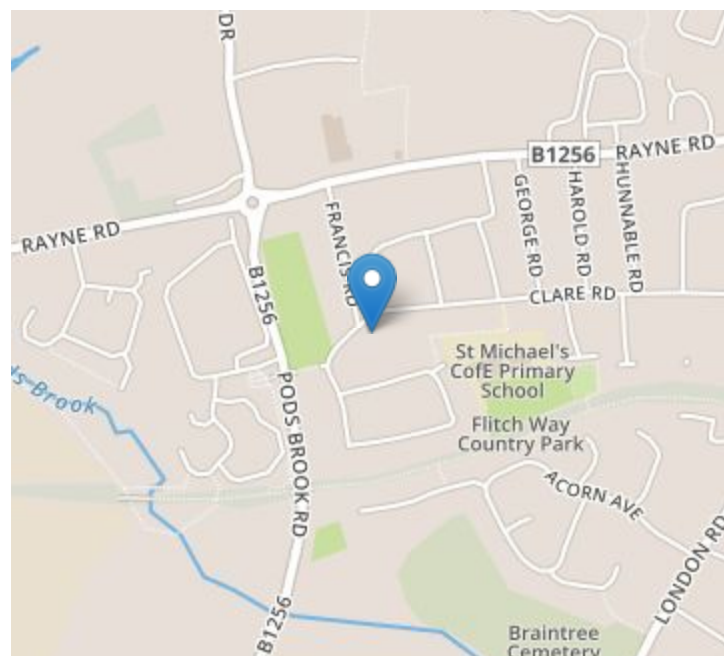
Off road parking leading to carport via dropped kerb, the remainder is mainly laid to gravel

# Property Details.

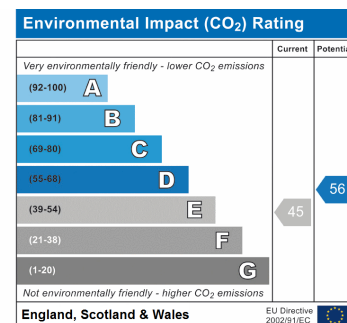
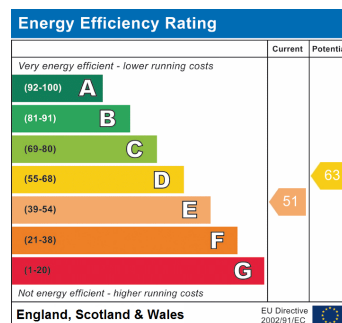
## Floorplans



## 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.