



- Five bedroom detached house
- En-suite to master
- Integral garage
- Two reception rooms
- Kitchen & Breakfast room
- Large mature garden
- Ample off road parking
- Highly sought after location

## 17 St Peters in the Field, Braintree, Essex . CM7 9AR.

\*\* Guide Price £500,000 - £550,000 \*\*

This attractive family home is situated on one of the most exclusive roads in Braintree offering generous size accommodation throughout, to the ground floor there are two large reception rooms, a refitted kitchen/breakfast room and a cloakroom, to the first floor you will find five bedrooms one currently being used a study and the master bedroom featuring an en suite shower room, Externally to the rear the property has a beautifully well kept mature garden with a varsity of flower, scrubs and trees.



# Property Details.

## Entrance hall

Wooden door to front; tiled floor, stairs to first floor, radiator, coving, under stairs storage cupboard

## Cloakroom

Tiled floor, low level W/C, hand wash basin, double glazed window to side, coving

## Sitting room



15' 4" x 14' 3" (4.67m x 4.34m) Double glazed box bay window to front, radiator, feature gas fire place with surround, coving, French doors to lounge / family room

## Kitchen / Breakfast room



16' 2" x 13' 2" (4.93m x 4.01m) Inset sink unit with left hand drainer unit and cupboards under, solid wood work surfaces, matching wall & base units with further drawers and cupboards under, fitted Siemens double oven and induction hob set in an island with solid wood surfaces with drawers and cupboards under, pop up power point, space for further appliances, larder cupboard, double glazed window to rear & side, double glazed French doors to rear, radiator, coving, downlights, tiled floor

## Lounge / Family room



18' 2" x 14' 4" (5.54m x 4.37m) Double glazed window to side, double glazed French doors to rear, coving

## First floor landing

loft access, door to airing cupboard

## Bedroom one



14' 6" x 13' 8" (4.42m x 4.17m) Double glazed window to front, radiator, door to En-suite;

## En-suite

Low level W/C, pedestal hand wash basin, walk in shower cubicle which is fully tiled, heated tile rail, tiled floor, coving

# Property Details.

## Bedroom two



Double glazed window to rear, radiator, coving

## Bedroom three



13' 7" x 8' 4" (4.14m x 2.54m) Double glazed window to front, radiator

## Bedroom four

9' 4" x 9' 9" (2.84m x 2.97m) Double glazed window to rear, radiator, coving

## Bedroom five

9' 8" x 5' 6" (2.95m x 1.68m) Double glazed window to rear

## Bathroom



Low level W/C, pedestal hand wash basin, panelled bath, walk in shower cubicle which is fully tiled, heated towel rail, double glazed window to side

## Garden



The rear garden is mainly laid to lawn with a separate patio area, outside tap, outside light, outside lighting, shed to remain, enclosed by panelled fencing

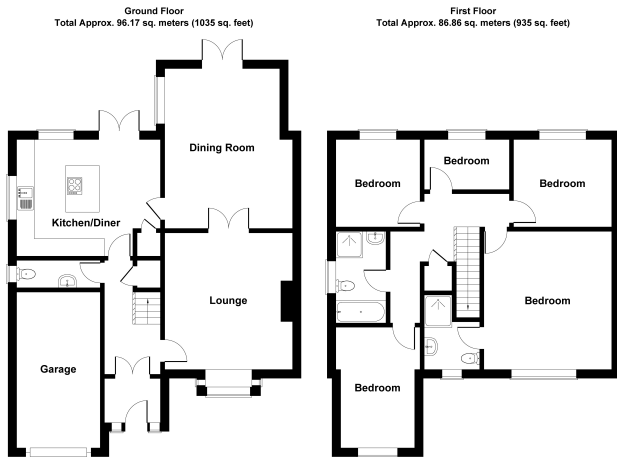
## Garage & Parking

The front of the property is accessed from a dedicated turning area off the main carriageway of St Peters In The Fields. The driveway provides ample off road parking for multiple vehicles and there is also garden laid to lawn to the side of the house, mature trees, a garage and side access leading to the rear garden

# Property Details.

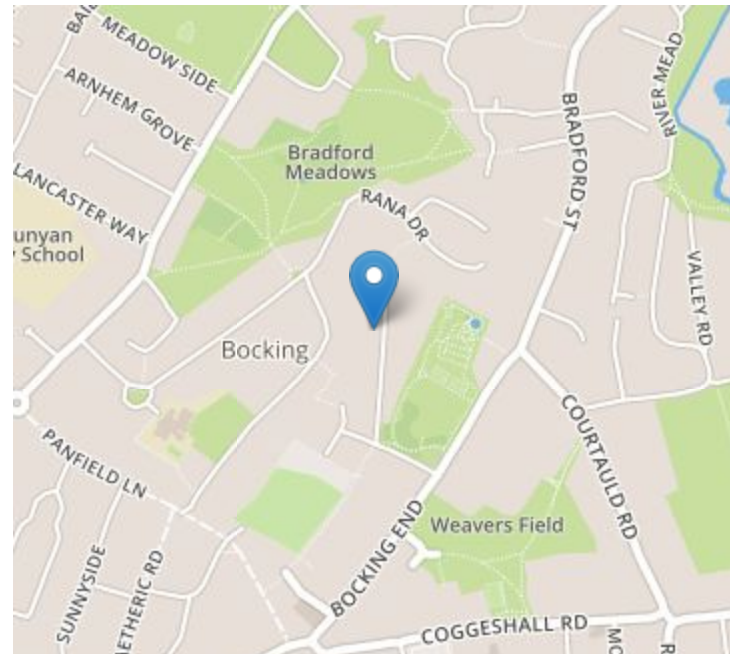
## Floorplans

Total Approx. 178.04 sq. meters (1916 sq. feet)

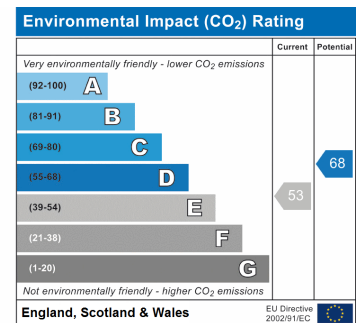
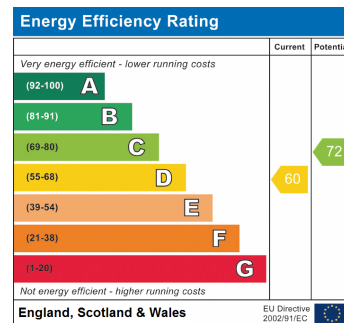


Not to Scale.  
For Illustrative Purposes Only.

## 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.