

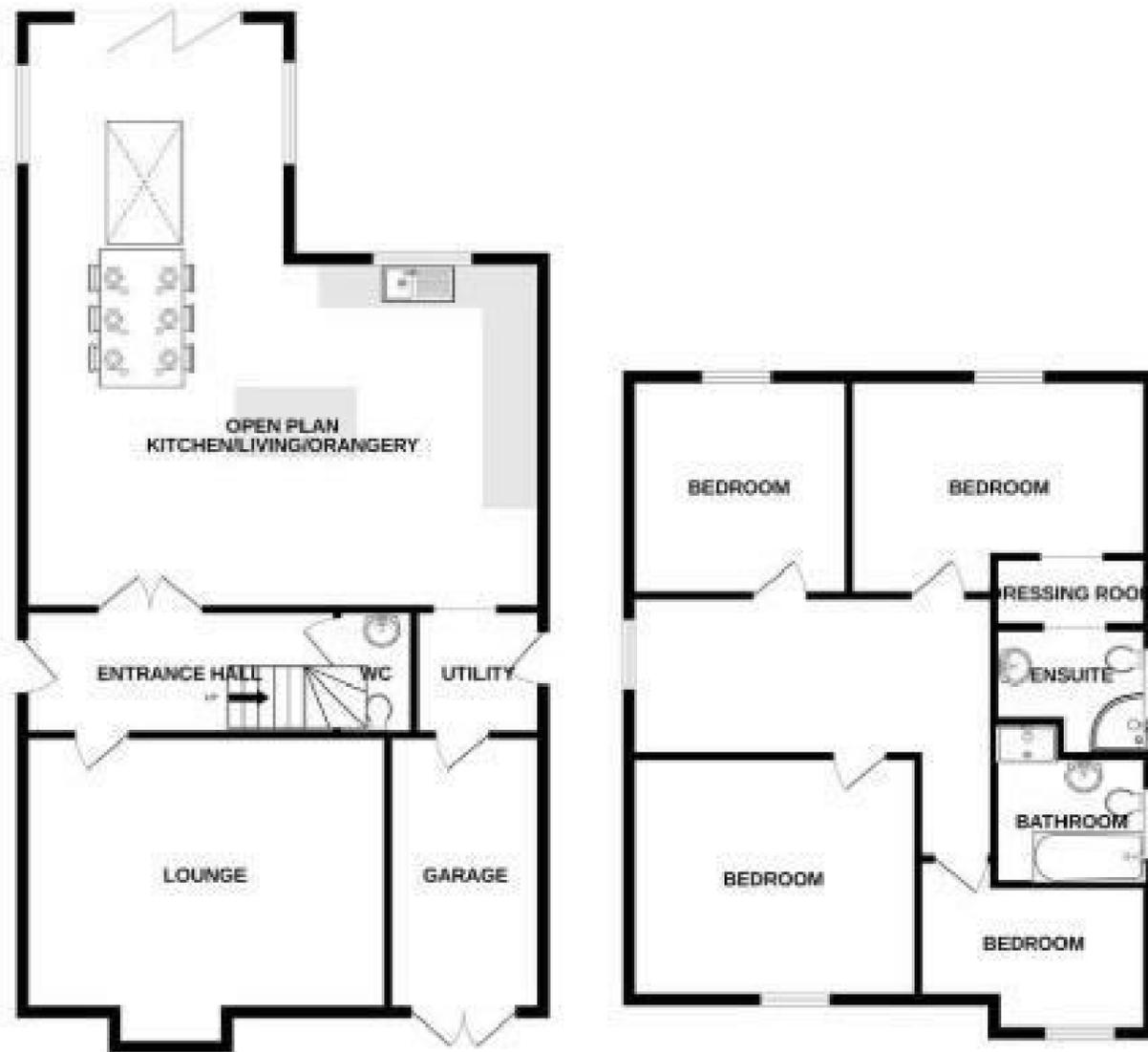
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GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.

All measurements have been made to ensure the accuracy of the floorplans contained here. Measurements of stairs, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The positions, systems and appliances shown have not been tested and are guaranteed as to their operation or efficiency unless given in writing with separate details.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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HALL ROAD, PANFIELD, BRAINTREE, ESSEX, CM7 5AW

OFFERS OVER £700,000



**HALL ROAD
PANFIELD
BRAINTREE
ESSEX
CM7 5AW**

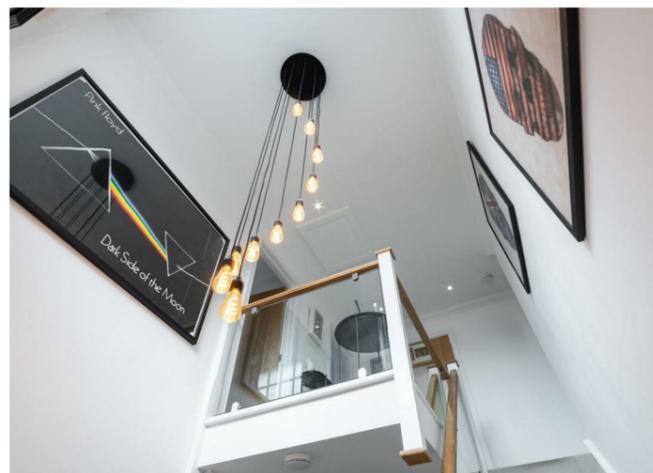
Situated along a peaceful country lane in the highly sought-after village of Panfield, this impressive four-bedroom detached executive home has been finished to an exceptional standard throughout. Offering spacious and beautifully presented accommodation across two floors, the property provides a modern layout designed for comfortable family living, enhanced by an abundance of natural light.

The ground floor comprises a welcoming entrance hall, a generous lounge, and a stunning open-plan kitchen, dining, and orangery area—creating the perfect space for both everyday living and entertaining. A separate utility room and cloakroom further enhance the home's practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a superb principal suite featuring a dressing room and a stylish en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home benefits from an integral garage, ample driveway parking, and a generous rear garden, providing an ideal outdoor space for relaxation and entertaining.





Entrance Hall

Accessed via a partly glazed door:- solid wood flooring with underfloor heating, vaulted area with double glazed window to side aspect, power points, stairs rising to the first floor landing, door to lounge, double doors to kitchen/dining/orangery, door to.

Cloakroom

W.C, wash hand basin, solid wood flooring with underfloor heating, inset spotlights, extractor fan.

Lounge

17'2" x 13'4" (5.23m x 4.06m)

Double glazed bay window to front aspect, carpet with underfloor heating, T.V point, power points.

Kitchen/Dining/Orangery

28'2" x 24'9" (8.59m x 7.54m)

Double glazed Sash windows to multiple aspects, roof lantern, base and eye level units with Quartz working surfaces over, complimentary island with Quartz working surface over & breakfast bar, inset twin sink with mixer taps, five ring gas hob with extractor over, two inset ovens, integrated dishwasher, integrated fridge/freezer, inset wine cooler, inset spotlights, tiled flooring with underfloor heating, power points, feature lighting, bi-folding doors leading to the rear garden.

Utility Room

6'2" x 6'1" (1.88m x 1.85m)

Base and eye level units with complimentary working surfaces over, inset sink with drainer unit, inset sink with drainer unit, space for washing machine, space for tumble dryer, tiled flooring with underfloor heating, inset spotlights, power points, part tiled walls, single door to side aspect, single door leading to the integral garage.

Bathroom

Double glazed opaque Sash window to side aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with vanity drawers below, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

Garden

To the rear of the property is a sandstone patio with flint entertaining areas leading onto the main lawn, which is complemented by a variety of mature shrubs and trees. Side access is available via timber gates to both sides of the property. The garden also benefits from external lighting, a water tap, and timber fencing to the boundaries.

Integral Garage With Driveway Parking

To the front of the property is a shingle driveway providing off-road parking for several vehicles and leading to the integral garage. The garage benefits from power and lighting, with a single internal door to the utility room and double doors to the front aspect.

- Four Bedroom Detached Country Home
- Integral Garage With Ample Driveway Parking
- Generous Rear Garden
- Quiet Country Lane Location
- 1785 Square Feet Of Accommodation
- An Abundance Of Natural Light
- High Specification Finish
- Modern Living Layout
- Well-Proportioned Accommodation Over Two Floors
- Viewing Advised





Galleried Landing

UPVC double glazed window to side aspect, inset spotlights, power points, radiator, doors to.

Principal Bedroom

14'6" x 10'6" (4.42m x 3.20m)

Two double glazed Sash windows to rear aspect, wood panelled wall, radiator, power points, opening to.

Dressing Area

A range of built-in wardrobes, radiator, power points, door to.

En-Suite

Double glazed window to side aspect, wash hand basin with vanity drawers, W.C, enclosed shower with glass enclosure, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

12'6" x 11'6" (3.81m x 3.51m)

Double glazed Sash window to front aspect, radiator, power points.

Bedroom Three

10'6" x 10'3" (3.20m x 3.12m)

Double glazed Sash window to rear aspect, radiator, power points.

Bedroom Four

10'6" x 8'4" (3.20m x 2.54m)

Double glazed Sash window to front aspect, radiator, power points.

