



Rosamund Braintree Road, Wethersfield Braintree CM7 4AF

welcome to

Rosamund, Braintree Road, Wethersfield, Braintree

**** GUIDE PRICE £425,000 to £450,000 **** Nestled in a tranquil countryside setting, this property enjoys easy access to scenic walking routes and is just a short stroll from the local village.



Hallway

Window to front aspect. Stairs to first floor.

Kitchen / Breakfast Room

14' 3" x 7' 3" (4.34m x 2.21m)

Three windows to rear aspect. Range of matching base and eye level units with work surface over incorporating a butler sink with hot and cold mixer taps. Four ring hob and over head extractor fan. Space and plumbing for appliances.

Lounge

14' 2" x 12' 7" (4.32m x 3.84m)

Window to front aspect. French doors leading to rear garden. Feature fireplace with a wood burning stove.

Snug / Dining Room

14' 5" x 12' 7" (4.39m x 3.84m)

Window to front aspect. French doors to rear garden. Features a large original Inglenook fireplace equipped with a Herald wood burning stove.

Landing

Doors leading to

Bedroom One

15' x 14' 8" (4.57m x 4.47m)

Windows to front and rear aspect. Large room with character features and built-in storage, tastefully decorated with rustic wooden doors.

Bedroom Two

8' 9" x 15' 4" (2.67m x 4.67m)

Windows to front and rear aspect. Large room with character features and built-in storage, tastefully decorated with rustic wooden doors.

Bathroom

5' 8" x 5' 7" (1.73m x 1.70m)

Obscure window to front aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Stylishly updated with modern tiling for a fresh, contemporary feel.

Greenhouse

9' 1" x 6' 8" (2.77m x 2.03m)

Connected to Power

Outbuilding

12' 3" x 9' 8" (3.73m x 2.95m)

Connected to Power

Outbuilding

9' 7" x 9' 7" (2.92m x 2.92m)

Connected to Power

Garden

The garden is truly a centrepiece, featuring a well-maintained lawn, vibrant flower beds, and multiple patios for relaxation or entertainment.

Parking

There is a gravel and gated driveway for three to four vehicles.

Agent Note

This property is of timber-framed construction and purchasers are advised to inform their mortgage provider / broker.



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welcome to

Rosamund, Braintree Road, Wethersfield Braintree

- Charming Character Features Throughout
- Wood Burning Stove
- Two Double Bedrooms
- Tastefully Modernised
- Outbuildings

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C



guide price

£425,000 - £450,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR110427 - 0004

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