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115a, Church Lane, Bocking, Braintree

£399,995 Sold

A newly built 3 double bedroom semi with fabulous kitchen/living room, gardens and off road parking, close to local amenities and schools. VACANT WITH NO ONWARD CHAIN. NHBC new build. EPC to follow

Quality from home to home

andersonsproperty.com



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Overview Summary

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Key features

- NO ONWARD CHAIN
- NHBC NEW BUILD
- Large Kitchen / Family Room
- AEG integral appliances
- 3 Double Bedrooms

- VACANT POSSESSION
- High Standard of Finish
- Close to local amenities
- Gardens & Off Road Parking
- Excellent commuter links

Local area

Bocking is on the eastern fringe of Braintree where local amenities cater for your daily needs to include major supermarkets, health care and leisure facilities. There is a regular bus service to all major towns. The 6th form college is close by and Freeport Shopping Village is a few minutes drive as is the A120 for its connection to M11 and A12 for commuting. Braintree has a main line rail link to London Liverpool Street and Stansted airport is a approx 9 miles to the West.

Schools & Transport

- Braintree Whitecourt Primary School, 2.36 Miles
- John Ray Infant School, 1.39 Miles
- Felsted School, 5.39 Miles
- Notley High School, 1.19 Miles
- Chelmsford Railway Station, 11.12 Miles

- Bocking Church Street Primary School, 1.03 Miles
- Helena Romanes School, 8.62 Miles
- Braintree 6th Form, 1.63 Miles
- Braintree Railway Station, 0.89 Miles
- Stansted Airport, 12.52 Miles

Further Details

Tenure: Freehold

Total Sq Ft: (Sq M) approx **Felsted office:** 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

A newly built property benefiting throughout from beautiful fixtures and fittings and solid oak doors and with approximate room sizes briefly comprises a solid security entrance door with obscure glazed panels gives access to the entrance hall.

ENTRANCE HALL

A spacious hall with doors to sitting room, kitchen/breakfast room and cloakroom, radiator, ceiling light fitting, stairs to first floor.

CLOAKROOM

A white suite comprising; low level WC, vanity unit with inset wash hand basin, radiator, inset ceiling spotlights, obscure double glazed window to the front elevation and wood laminate flooring.

KITCHEN/LIVING ROOM 22'4 x 18'2 (6.81m x 5.53m)

This lovely large open living area has bi fold doors to the rear terrace and garden.

The living/dining area has radiators, ceiling light fittings, wood laminate flooring, power points and the kitchen is a fully fitted bespoke kitchen with marble worktops incorporating inset stainless steel one and a half bowl sink with mixer tap and drainer cut into the worktop and inset 4-ring AEG induction hob, range of bespoke fitted drawers and cupboards under, integrated dishwasher and fridge/freezer, built in AEG double oven, inset ceiling spotlights, complement of matching wall mounted cupboards, further marble worktops, UPVC double glazed window to rear elevation overlooking the garden, ample power points, inset ceiling spotlights and door to utility room.

UTILITY ROOM

A useful room having space for washing machine and tumble dryer, marble worktops with inset stainless steel one and a half bowl sink with drainer cut into the marble, a complement of matching wall mounted cupboards to that of the kitchen, ample storage space, UPVC double glazed door with obscure glazing to the side elevation, extractor fan, ceiling light fitting and radiator.

SITTING ROOM 14'7 x 14'5 (4.45m x 4.41m)

A lovely bright and airy sitting room with UPVC double glazed window to the front elevation, two large skylights affording plenty of natural light, ceiling light fitting, radiator, power points.

FIRST FLOOR LANDING

A turning staircase rises to the spacious first floor landing having doors to all bedrooms and the family bathroom, access to loft storage space, ceiling light fitting and power points.

BEDROOM (1) 14'10 x 10'0 (4.53m x 3.06m)

A bright master bedroom having ceiling light fitting, radiator, power points, TV point, UPVC double glazed window to the rear elevation affording fine views of the garden.

BEDROOM (2) 14'10 x 11'4 (4.53m x 3.46m)

A double bedroom again, with UPVC double glazed window overlooking the rear garden, radiator ceiling light fitting, power points and TV point.

BEDROOM (3) 11'4 x 9'8 (3.46m x 2.96m)

Further double bedroom that is lovely, bright and spacious having dual aspect UPVC double glazed windows to the front and side elevations, ceiling light fitting, radiator and power points.

FAMILY BATHROOM

A modern white suite comprising; vanity unit with inset wash hand basin and cupboard under, low level WC with hidden cistern, panel enclosed bath with mixer tap and shower attachment, two Velux roof lights to the front elevation, inset ceiling spotlights, tiled walls and flooring and heated towel ladder.

OUTSIDE

The property has a large rear terrace with a low retaining wall to the raised lawn and garden. A paved pathway leads to the rear of the property to a parking area for several cars that is accessed via a private close at the rear.











Ground Floor





