

LITTLE COT

Blackmore End, Braintree, Essex, CM7 4DL

Guide price £450,000 to £475,000

DAVID BURR









Little Cot, Blackmore End, Braintree, Essex, CM7 4DL

No on going chain. Originally constructed during the late 1920's, and now providing approximately 1250sqft. of accommodation, Little Cot is a three bedroom detached house, occupying a delightful mature plot which abuts farmland to the rear, and also overlooks farmland to the front. Available for sale for the first time in 55 years, the property has retained its individual living rooms, and possess a significant amount of scope for further alteration and remodelling, if required.

The village of Blackmore End is a small, rural community located within the district of Braintree. It is ideally located for access to Braintree, Halstead and Sudbury. The village hall and recreational facilities are close by, as are lovely rural walks.

Glazed entrance door to entrance porch and further glazed door to entrance lobby, stairs ascending to the first floor and doors to the bathroom and the sitting room.

The bathroom comprising a white suite with bath, electric shower unit and pedestal hand wash basin. The sitting room is a lovely bright room with windows to two elevations, a fireplace with brick surround, under stair cupboard and door which leads through to the breakfast area.

From the breakfast area there are doors opening to the dining and utility rooms in addition to an opening to the kitchen. The dining room is a well proportioned, light filled room. The utility room features counter tops and sink top, storage cupboards, space for a washing machine, tumble dryer and an oil fired boiler. Door providing access to the rear garden.

The kitchen features countertops to three sides, a double bowl sink top, plenty of drawers and cupboards, space for a fridge freezer, larder cupboard and windows to two elevations providing plenty of illumination.

The first floor comprises three well proportioned bedrooms, supported by a shower room and an airing cupboard which is located on the first-floor landing.

Outside
Blocked paved driveway and double metal gates leading to garage with restricted access on account of a mature Silver Birch tree and entrance porch, lawned front garden with healthily stocked flower and shrub borders and hedge retaining the front boundary.

The rear garden is very private, lawned with hedge to the rear, an abundance of flowers and shrubs, block paved pathway leading to a greenhouse and a large timber shed, raised beds and plenty of scope for vegetable growing and further cultivation.

The well presented accommodation comprises:

- Three double bedrooms
- Shower room
- Sitting room
- Dining room
- Utility room
- Kitchen/dining room
- Ground floor bathroom
- Driveway
- Garage (restricted access)
- Mature gardens to front, side and rear
- Within catchment of highly regarded health centre
- Range of local shops available within local villages
- Excellent access to local primary, secondary and independent schools

Location

Blackmore End is a small hamlet surrounded by open countryside. The area provides fast access to the popular market towns of Braintree and Halstead with the former providing a commuter rail link to London Liverpool Street. Mainline stations are also located at Witham, 14 miles and Kelvedon 16 miles.

Access

- Braintree 5 miles
- Halstead 8 miles
- Great Dunmow 12 miles
- Braintree – Liverpool St 60 mins
- Stansted approx. 30 mins
- M25 J27 approx. 50 mins

Agents note;

We are advised of the following; approximately 40 years ago the main house was subject to foundation strengthening as a consequence of an insurance claim. We have been advised that the ground floor bathroom and utility room were added circa 1970, and the front extension, back bedroom and enlargement of utility room were undertaken circa 1975. The foundation works and enlargement of the kitchen were undertaken simultaneously, circa 1984.







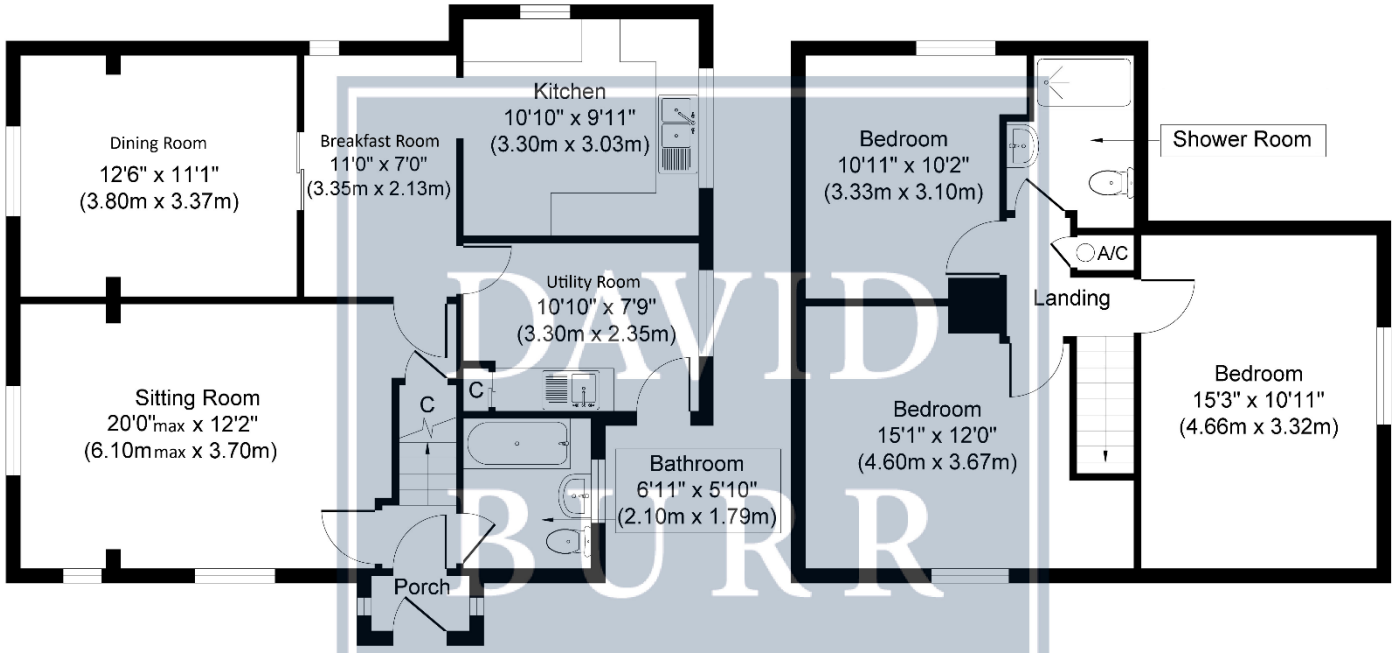












Ground Floor
Approximate Floor Area
728 sq. ft
(67.67 sq. m)

First Floor
Approximate Floor Area
526 sq. ft
(48.82 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

Services: Main water, electricity and private drainage

Oil fired heating to radiators. EPC rating: E

Council tax band: E

Tenure: Freehold Construction type: Standard

Conservation area: No

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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