



TO LET



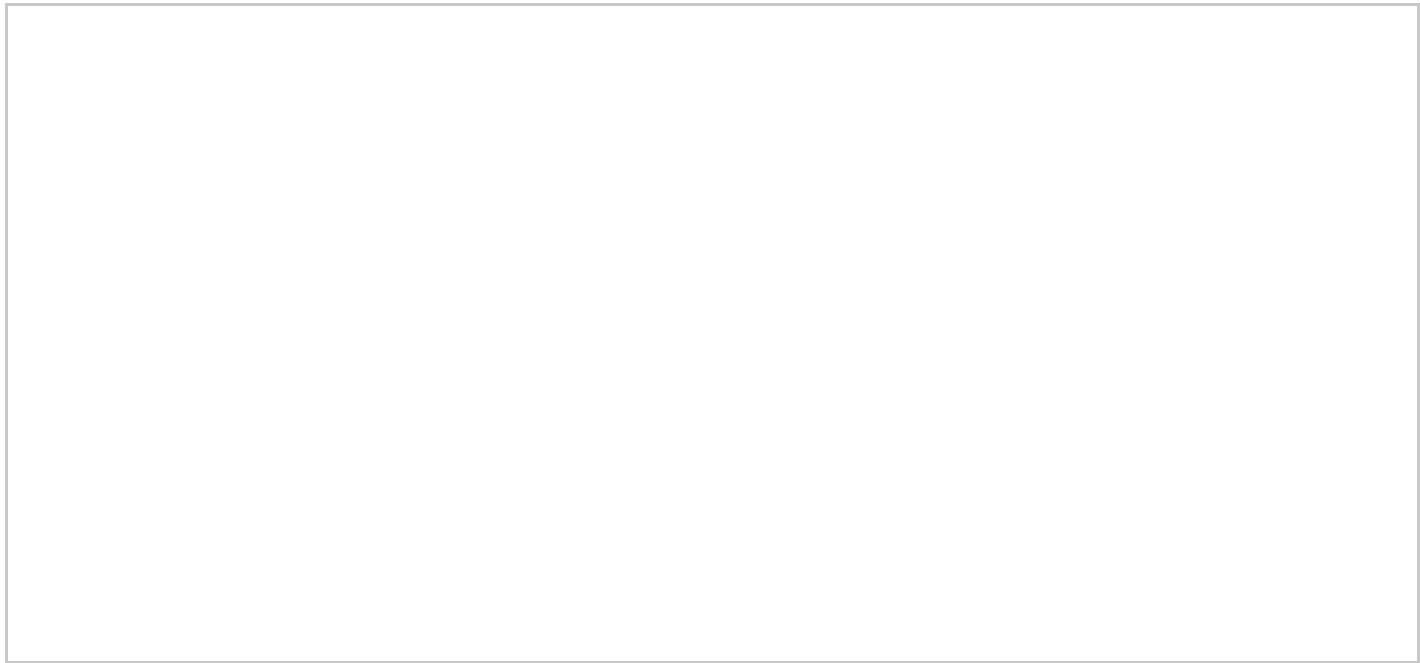
11 Pearl Drive, Braintree, Essex, CM7 3RR

£2,250 PCM

Balmforth

Estate Agents, Valuers & Letting Agents

- Spacious Four Bedroom Deatched Family Property
- Modern Kitchen with Integral Appliances
- Three Double Bedrooms and One Smaller Single
- Modern Family Bathroom with Three piece Suite and Shower over bath
- Single Garage and Offroad Parking for Two Cars
- Two Large Reception Rooms and Working From Home Space
- Spacious Utility With Washing Machine
- Two Ensuites
- Close to All Local Amenities
- Available Now



### Directions

### THE PROPERTY

Located in the desirable area of Pearl Drive, Braintree, this spacious four-bedroom detached family home offers a perfect blend of comfort and modern living. Built in 2007, the property spans an impressive 1,291 square feet and boasts a well-thought-out layout that caters to the needs of a growing family.

Upon entering, you are greeted by two large reception rooms, providing ample space for relaxation and entertaining. Additionally, a dedicated study on the ground floor offers a quiet area for work or study. The generous kitchen is a highlight of the home, complete with a utility room and white goods supplied, making it both functional and convenient for daily life.

The first floor features four well-proportioned bedrooms, including three double rooms with en-suite bathrooms, ensuring privacy and comfort for family members or guests. The forth bedroom is a smaller single room, all equipped with wardrobes for your storage needs. A family bathroom, fitted with a three-piece suite and a shower over the bath, completes the upper level.

Outside, the property boasts a large garden, perfect for outdoor activities and family gatherings. Access to the garden is available from both the utility room and the lounge area, creating a seamless indoor-outdoor flow. The home also benefits from off-road parking for two vehicles and a single garage, providing convenience and security.

This delightful family home is ideally situated, offering a peaceful residential setting while remaining close to local amenities and transport links. It presents an excellent opportunity for those seeking a modern, spacious residence in Braintree.

### SITUATION