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£575,000

Offers In Excess Of

Polhawn Close, Braintree

Tucked away in a quiet, exclusive cul-de-sac in the highly sought-after High Garrett area, this exceptional four-bedroom detached family home offers the perfect blend of semi-rural tranquility and modern, everyday convenience.

Constructed just seven years ago and positioned just north of Braintree town centre, the property benefits from excellent commuter links, highly-regarded local schooling, and peaceful, family-friendly surroundings.

The property greets you with a fantastic, good-sized driveway providing ample off-road parking.A bright and spacious entrance hall sets a welcoming tone for the rest of the home, with a practical downstairs WC accessible straight from the hallway.

There is convenient internal access leading directly from the hallway into the garage.A spectacular, expansive open-plan lounge, kitchen, and dining room creates the ultimate social hub.

Bi-folding doors stretch across the rear, opening seamlessly onto the garden.Leading from the kitchen area is a dedicated utility room with a side door for direct garden access.A bright landing leads to four well-proportioned bedrooms, each offering excellent natural light and wonderful views.

The luxurious master retreat features a beautifully designed dressing area leading through to a spacious en-suite bathroom, complete with both a bathtub and a separate shower cubicle.

A contemporary family bathroom serves the remaining bedrooms.The rear garden enjoys a sunny orientation, making it a perfect sun-trap for outdoor dining, entertaining, and children's play.

High Garrett offers peaceful, semi-rural vibes while remaining moments from Braintree's vibrant town centre and designer shopping village.

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GLA[1]
160.35 m²
1725.99 ft²

Total
160.35 m²
1725.99 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

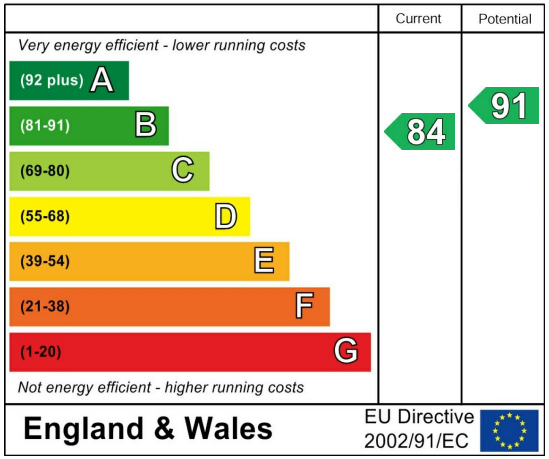
GIRAFFE360

Local Authority:
Braintree

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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