

12 HIGHFIELD CLOSE, BRAINTREE CM7

GUIDE PRICE £525,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

** HIGHLY SOUGHT AFTER LOCATION ** Nestled within a quiet cul-de-sac just off Broad Road, this ATTRACTIVE bay-fronted detached family home offers FOUR DOUBLE BEDROOMS, with ENSUITE to the master bedroom, and beautifully appointed living space throughout. The ground floor accommodation features an inviting entrance hall, BAY-FRONTED LIVING ROOM, ground floor CLOAKROOM, separate UTILITY ROOM, and a stunning OPEN PLAN KITCHEN/DINER with BI-FOLD DOORS opening to the rear garden. The first floor benefits from a GALLERIED LANDING, FOUR well-proportioned bedrooms, all with fitted wardrobes and family bathroom.

Further benefiting from an attractive rear garden and integral GARAGE with driveway parking, the home also enjoys GAS CENTRAL HEATING and DOUBLE GLAZING, whilst boasting an impressive EPC Rating of B (84). Ideally situated just one mile from Braintree Town Centre, residents can take advantage of a wide range of local amenities, together with excellent rail links to London Liverpool Street.

 $\label{thm:equilibrium} \textit{Early viewing is HIGHLY RECOMMENDED in order to appreciate the superb accommodation.}$



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, radiator, doors to;

Cloakroom

Tiled flooring, corner pedestal hand wash basin, WC, radiator.

Living Room 16'0" x 11'10" (4.90 x 3.63)

Carpet flooring, radiator, double glazed bay window to front.

Kitchen/ Diner 18'11" x 11'10" (5.79 x 3.63)

Engineered oak flooring, matching wall & base units with edged work surfaces, one & a half stainless steel sink with mixer tap, integral oven with four ring gas hob & extractor over, integral fridge/ freezer & dishwasher, radiator, bi fold doors to rear.

Utility Room 6'0" x 5'10" (1.85 x 1.78)

Tiled flooring, wall & base units with single sink, space for washing machine, door to garden.

FIRST FLOOR

Landing

Carpet flooring, radiator, double glazed window to front, loft access, doors to;

Bedroom One 14'2" x 11'10" (4.34 x 3.63)

Carpet flooring, radiator, built in cupboard, double glazed window to rear, door to;

Ensuite

Tiled flooring, bath, shower enclosure, pedestal hand wash basin, WC, heated chrome towel rail, obscure double glazed window to side.

Bedroom Two 11'10" x 10'11" (3.63 x 3.35)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 11'1" x 9'8" (3.40 x 2.97)

Carpet flooring, radiator, double glazed window to front.

Bedroom Four 11'1" x 9'8" (3.40 x 2.97)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Tiled flooring, bath, shower enclosure, pedestal hand wash basin, heated towel rail, velux window.

EXTERIOR

Garden

Fully enclosed rear garden commencing with paced patio with steps leading up to lawn, shrub borders, side access gate to front.

Garage

Single garage with electric up & over door, double glazed window to rear, internal door to hallway.

Front Of Property

Block paved driveway with lawned areas.

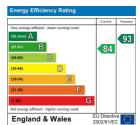
Area Map

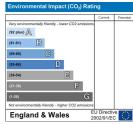


Floor Plans



Energy Efficiency Graph





Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555

Email: info@branocsestates.co.uk

Website: www.branocsestates.co.uk

Phoenix House 5 New Street

Braintree Essex CM7 1ER







