



Philips Close

Braintree, CM77 6DB

Offers In Excess Of £550,000



Boasting a modern 22' KITCHEN/FAMILY ROOM with utility, spacious 19' lounge plus SNUG and converted garage with 15' STUDIO is this EXTENDED four bedroom detached property. Offering an EN-SUITE to master, UNOVERLOOKED garden & in a CUL-DE-SAC location.



Philips Close, Braintree, CM77 6DB

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL / STUDY AREA:

Double glazed opaque window to front aspect, stairs to first floor, radiator, storage cupboard, carpeted flooring, textured ceiling.

CLOAKROOM

Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

KITCHEN/FAMILY ROOM: (L-SHAPED)

22'00" x 11'06" x 20'02" > 11'02" (6.71m x 3.51m x 6.15m > 3.40m)

Double glazed windows to rear aspect, remote controlled electric skylights with fitted blinds, matching wall and base units with Granite work surfaces, bowl sink with central mixer taps and water softener, two built-in ovens and additional warming drawer, ceramic hob, extractor hood, integrated fridge, floating island, electric underfloor heating, tiled flooring, and smooth vaulted ceiling, bi-fold doors onto rear garden.

UTILITY ROOM:

Double glazed opaque window to side, matching wall and base units, bowl sink with central mixer taps, space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring, smooth ceiling, double glazed door to side access.

SNUG:

16' x 11'11" (4.88m x 3.63m)

Double glazed bay window to front aspect, fireplace surround with gas fire, radiator, carpeted flooring, textured ceiling.

LOUNGE:

19'5" x 12'7" (5.92m x 3.84m)

Radiator, laminate wood flooring, smooth ceiling, double glazed patio door to rear garden, open plan to kitchen.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring, textured ceiling.

MASTER BEDROOM:

12'4" x 11'1" (3.76m x 3.38m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

EN-SUITE

Double glazed opaque window to side aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

BEDROOM TWO:

12'4" x 11'11" (3.76m x 3.63m)

Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:

12'9" x 12' (3.89m x 3.66m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM FOUR

9'6" x 8'3" (2.90m x 2.51m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with mature borders, hardstanding patio area, shed, side access to garage and access via a gate to the front of the property.

GARAGE, DRIVEWAY & PARKING:

Detached double garage (partly converted)?fitted with lighting, power and up and over door. Driveway parking for two vehicles.

GARAGE ROOM:

16'7" x 7'7" (5.05m x 2.31m)

Stairs to first floor, carpeted flooring, double glazed door.

STUDIO:

15'7" x 10'7" (4.75m x 3.23m)

Open plan, vaulted ceiling with Velux windows, carpeted flooring.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

