



Broad Road

Braintree, CM7 5NW

Freehold
Tax Band: C

Offers In Excess Of £425,000



Benefiting from THREE reception rooms inc. 23' through lounge/diner, 15' CONSERVATORY plus RECENTLY FITTED en-suite to master & UNOVERLOOKED rear garden is this spacious & versatile four bedroom DETACHED property. Offering a generous 17' kitchen, GATED driveway parking for 3-4 vehicles & located within close proximity to the A120/M11 & Braintree Town Centre/Station. Internal viewings highly advised!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, built-in storage cupboards, laminate flooring.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, laminate flooring.

LOUNGE:

10'99 x 10'99 plus bay (3.05m x 3.05m plus bay)

Double glazed bay window to front aspect, fireplace with marble hearth and wooden mantelpiece, radiator, laminate flooring. Open through to dining room.

DINING ROOM:

12'45 x 8'92 (3.66m x 2.44m)

Radiator, laminate flooring, open to kitchen. Door into conservatory.

CONSERVATORY:

15'59 x 9'64 (4.57m x 2.74m)

Part brick and part UPVC built, polycarbonate roof, radiator, laminate flooring and French doors onto rear garden.

KITCHEN:

17'06 x 8'45 (5.33m x 2.44m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, space for fridge/freezer and washing machine, built-in double oven, induction hob with extractor hood over, integrated dishwasher, radiator, tiled flooring. Door to rear garden.

MASTER BEDROOM:

14'81 x 12'88 (4.27m x 3.66m)

Double glazed window to front aspect and two double glazed windows to side aspect, loft access (for additional storage space), radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to side aspect, fully tiled enclosed corner shower, low level WC, vanity wash hand basin

with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access (mainly boarded), carpeted flooring.

BEDROOM TWO:

11'02 x 10'97 (3.40m x 3.05m)

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

BEDROOM THREE:

12'05 x 8'97 (3.78m x 2.44m)

Double glazed window to rear aspect, radiator.

BEDROOM FOUR:

7'99 x 6'98 (2.13m x 1.83m)

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

BATHROOM:

Opaque double glazed window to front aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, shaver point, heated towel rail, built-in storage cupboard, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Fenced and unoverlooked rear garden commencing with patio area, remainder mainly laid to lawn with bark area, gated side access with sheltered area to side of property, covered by timber framework and polycarbonate roof for additional storage purposes.

DRIVEWAY & PARKING:

Gated driveway with parking for 3-4 vehicles.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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.

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