HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Broomfield Way

Freehold
Tax Band:

Braintree, CM7 2DA

Guide Price £465,000

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GUIDE PRICE £465,000-£495,000 Benefiting from an impressive 18' kitchen/diner & 15' lounge, THREE bathrooms plus d/stairs cloakroom & GARAGE with driveway for 2-3 vehicles is this RECENTLY BUILT (and still under warranty) four bedroom SEMI-DETACHED property. Boasting IMMACULATE & well-proportioned living accommodation throughout, set over three floors and offering the POTENTIAL TO EXTEND (STPP) - Ideally located on a recently established development on the periphery of Rayne, with easy access to local amenities plus Braintree Town Centre & Station.

Broomfield Way, Braintree, CM7 2DA

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, inset wash hand basin with splash back, radiator, Amtico flooring and smooth ceiling.

LOUNGE:
15'2 x 10'11 (4.62m x 3.33m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

KITCHEN / DINING ROOM:
18'2 x 12'3 (5.54m x 3.73m)
Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, Amtico flooring and smooth ceiling. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Stairs to second floor, airing cupboard and additional storage cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
13'8 x 11'2 (4.17m x 3.40m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, part screened and fully tiled double shower unit, low level WC, inset wash hand basin with splash back, heated towel rail, extractor fan, shaver point, tiled flooring and smooth ceiling.

BEDROOM TWO:
11'2 x 8'11 (3.40m x 2.72m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin with splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring and smooth ceiling.

BEDROOM THREE:
12'6 x 10'3 (3.81m x 3.12m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:
10'11 x 8'10 (3.33m x 2.69m)
Velux window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Velux window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin with splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:
Fenced and enclosed rear garden comprising patio area extending across property rear with gated access to driveway, remainder mainly laid to lawn, rear reception area flanked by decorative stone.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Driveway parking for 2-3 vehicles.

AGENTS NOTES:
Development maintained and managed by Rayne Gardens Management Company - Annual Service Charge of approx £70 for ongoing maintenance of the grounds and communal areas.

Council Tax Band: E

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

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.