



## Broomfield Way

Braintree, CM7 2DA

Freehold  
Tax Band: E

**Guide Price £450,000**



**\*\*GUIDE PRICE £425,000-£450,000\*\*** Boasting an 18' DUAL ASPECT lounge with VIEWS OVER GREENSWARD, an 18' DUAL ASPECT kitchen/diner plus UTILITY room and an UNOVERLOOKED I-shaped rear garden is this NEARLY NEW three DOUBLE bedroom detached property. Offering a d/stairs cloakroom, EN-SUITE to master bedroom and benefiting from an NHBC WARRANTY - Ideally located on a newly established development, just 1.5 miles to Braintree Station & Town Centre and within close proximity to the A120/M11 & Chelmsford.



# Broomfield Way, Braintree, CM7 2DA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door with double glazed window to front aspect, stairs to first floor, radiator, laminate flooring and smooth ceiling.

### CLOAKROOM:

Low level WC, inset wash hand basin with splash back, radiator, extractor fan, laminate flooring and smooth ceiling.

### LOUNGE:

18'97 x 10'73 (5.49m x 3.05m)

Double glazed windows to front and side aspects, two radiators, laminate flooring and smooth ceiling.

### KITCHEN / DINER:

18'91 x 10'73 (5.49m x 3.05m)

Double glazed windows to front and side aspects, 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, breakfast bar, two radiators, laminate flooring and smooth ceiling. French doors onto rear garden.

### UTILITY ROOM:

Base units with edged work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, under stairs storage cupboard, radiator, laminate flooring and smooth ceiling. Part glazed door giving access to driveway.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, airing cupboard, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'00 x 9'57 plus large walkway (3.35m x 2.74m plus large walkway)

Double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to side aspect, fully tiled and enclosed double shower unit, low level WC, inset wash hand basin with splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

### BEDROOM TWO:

11'03 x 8'76 (3.43m x 2.44m)

Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling.

### BEDROOM THREE:

10'82 x 10'02 (3.05m x 3.10m)

Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

### 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 back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

L-Shaped and private walled rear garden comprising patio area, remainder laid to lawn with access door to garage and side access gate.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door, driveway parking for two vehicles to property rear (in front of garage) and further on-street parking available.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact 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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