



## Dunoon Close

Braintree, CM7 9FN

Freehold  
Tax Band: E

**Offers In Excess Of £475,000**



Boasting a modern 17' DUAL ASPECT kitchen/diner, spacious lounge with LOG BURNER and EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom is this FULLY UPDATED & IMMACULATELY PRESENTED five bedroom detached property. Benefiting from accommodation set over three floors and set on a CORNER PLOT position with sizeable frontage (potential to convert\*), GARAGE & driveway for two vehicles plus SOLAR PANELS & EV Charging Point. Short walking distance to local shops/amenities & popular Lyons Hall School. Easy access to Braintree Town Centre, Station & A120/M11.



# Dunoon Close, Braintree, CM7 9FN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, custom built under stairs storage units plus additional under stairs cupboard, engineered oak flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, engineered oak flooring and smooth ceiling.

### KITCHEN / DINER:

17'03 x 9'01 (5.26m x 2.77m)

Double glazed window to front aspect and double glazed bay window to side aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating large ceramic sink with central mixer tap and drainer, cooker with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, wall-mounted boiler (in cupboard), radiator, engineered oak flooring and smooth ceiling.

### LOUNGE:

16'08 x 15'09 (5.08m x 4.80m)

Two Velux windows to rear aspect, log burner with wall-mounted feature log store, two radiators, carpeted flooring and smooth ceiling with sunken spotlights. Double doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, stairs to second floor, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

13'02 x 8'10 (4.01m x 2.69m)

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

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, inset WC, vanity wash hand basin, extractor fan, heated towel rail, engineered oak flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

9'03 x 9'01 (2.82m x 2.77m)

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

### BEDROOM THREE:

10'00 x 6'08 (3.05m x 2.03m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, pedestal wash hand basin, extractor fan, heated towel rail, engineered oak flooring and smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

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

### BEDROOM FOUR:

11'00 x 8'10 (3.35m x 2.69m)

Velux window to side aspect and double glazed window to opposite side aspect, built-in wardrobes, built-in eaves storage cupboard, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

### BEDROOM FIVE:

10'11 reducing to 6'07 x 9'11 (3.33m reducing to 2.01m x 3.02m)

Velux window to side aspect and double glazed window to opposite side aspect, built-in wardrobes, built-in eaves storage cupboard, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Fenced and enclosed rear garden comprising patio area, central artificial lawned area, pergola with solid pitch roof containing bar/BBQ area, door to garage, gated side access.

### GARAGE, DRIVEWAY & PARKING:

Detached single garage fitted with power, lighting and electric up & over door. Driveway parking for two vehicles.

## AGENTS NOTES:

The property benefits from Solar Panels which contribute to utility bill savings - Further information available if required.  
EV Charging point fitted by driveway.

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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