



4 RUSHMOOR DRIVE, BRAINTREE CM7

GUIDE PRICE £575,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

** EXTENDED FAMILY HOME IN SHOW HOME CONDITION ** Situated upon the popular Heathlands development, enjoying a large CORNER PLOT, this beautifully presented and EXTENDED family home constructed by reputable local house builders Tanner & Wickes, enjoys vast internal living accommodation including a large KITCHEN/FAMILY ROOM, separate STUDY, and Living Room, together with four well proportioned bedrooms with an EN-SUITE to the Master Bedroom. Externally the property enjoys a good sized plot, with a detached DOUBLE GARAGE, and spacious SOUTH FACING rear garden. The Heathlands Development itself has fast become one of the most sought after in the local area, offering access to Braintree Village Station by footbridge with regular hourly trains to LONDON LIVERPOOL STREET, as well as giving easy access towards the Town Centre, and the A120.

** GUIDE PRICE £575,000 - £600,000 **



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, under stair storage cupboard, radiator, LVT herringbone style flooring, doors to:

Cloakroom

Obscure glazed window to front aspect, Low level WC, hand wash basin inset to vanity unit, heated towel radiator, LVT flooring

Study 6'11" x 6'11" (2.13 x 2.13)

Double glazed window to front aspect, radiator, LVT flooring

Living Room 16'4" x 10'11" (4.98 x 3.35)

Double glazed window to front aspect, media wall with inset feature electric fireplace, radiator, LVT flooring, solid oak french doors opening to:

Kitchen/Family Room 29'11" x 22'0" (max) (9.14 x 6.71 (max))

Double glazed window and 2x velux windows to rear aspect, matching wall and base level units incorporating a central island unit, with granite work surfaces, incorporating a one and a half sink with boiling water tap. Built in oven and microwave oven with warming drawer, induction hob, extractor over, integral fridge and freezer, dishwasher, and wine cooler. LVT flooring throughout, leading to a spacious Dining Area and further Family Room with bi-folding doors to the rear garden aspect.

Utility Room

Solid oak stable door to side aspect, single bowl sink, with spaces for washing machine and tumble dryer, LVT flooring

FIRST FLOOR

Landing

Galleried landing with double glazed window to front aspect, doors to:

Master Bedroom 12'0" x 8'11" (3.66 x 2.74)

Carpet flooring, double glazed window to front aspect, fitted wardrobes, radiator, door to:

En-Suite

Obscure window to side aspect, fully tiled walk in double shower with rainfall shower head, WC and hand wash basin inset to vanity unit, with oak work surface, heated towel rail, vanity mirror, fitted cupboards, tiled flooring

Bedroom Two 12'0" x 10'11" > 8'11" (3.66 x 3.35 > 2.74)

Double glazed window to rear aspect, built in wardrobes, radiator, carpet flooring

Bedroom Three 10'11" x 8'0" (3.35 x 2.44)

Double glazed window to rear aspect, radiator, carpet flooring

Bedroom Four 10'0" x 8'0" (3.05 x 2.44)

Double glazed window to front aspect, fitted wardrobes, radiator, carpet flooring

Family Bathroom

Obscure window to rear aspect, radiator, panelled bath with central mixer tap, rainfall shower above, low level WC, pedestal hand wash basin, heated towel radiator, tiled flooring

EXTERIOR

Front

Garden laid largely to lawn with path to front entrance door. Double width driveway to side leading to double Garage

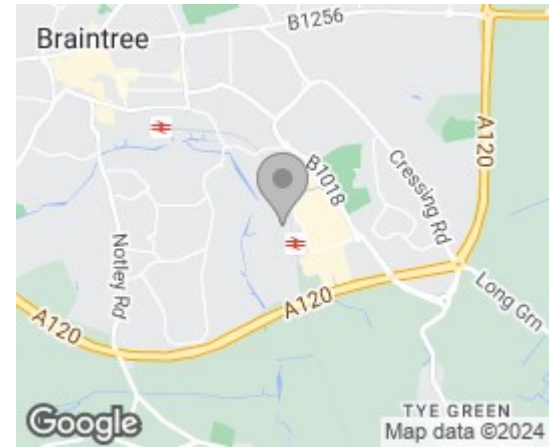
Rear Garden

Newly landscaped with porcelain patio area, raised borders, garden to lawn with further patio to side. Gate to front, side access to Garage

Double Garage

Detached double garage with up and over doors to front, internal power and lighting connected

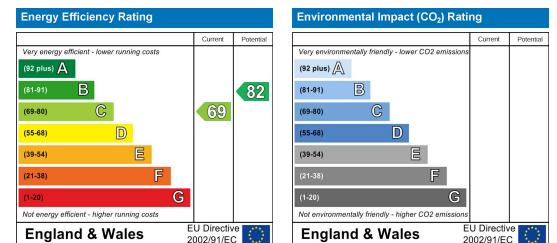
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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