



## THE HIDEAWAY JULIEN COURT ROAD, BRAINTREE CM7

GUIDE PRICE £699,995

4 Bedrooms | 2 Bathrooms | 2 Receptions

\*\* SIMPLY OUTSTANDING \*\* Situated within a secluded position within this very sought after location, yet just minutes from the Town Centre and Braintree Station, "The Hideaway" is a unique and one of a kind family home that has undergone EXTENSIVE RENOVATION by the present owners, with no expense spared, including BRAND NEW Kitchen & Bathroom Suites, a new heating system, fully replastered throughout together with a full redecoration and re-carpeting. Externally the property enjoys generous grounds, with a beautifully landscaped entertaining area with porcelain paved patio area, whilst the main gardens enjoy sweeping lawns with established borders, and a sunken patio seating area. Additionally the property comes with a detached DOUBLE GARAGE, and generous parking area comfortably accommodating six vehicles. Viewing is simply a must in order to appreciate the stunning interior finish on offer.



## Entrance Hall

Carpet flooring, double storage cupboard, radiator, under stairs cupboard, stairs rising to first floor.

## Kitchen 10'2" x 10'0" (3.10 x 3.05)

Modern wall and base level "matt finish" units with Corian worktops, integral oven, microwave oven & warmer drawer, integral fridge/freezer & dishwasher. Boiling water tap, 5 ring gas hob, one & a half sink with mixer tap. Breakfast bar, two double glazed windows to front.

## Utility Room

Wall & base units, spaces for washing machine, tumble dryer & fridge, sink, boiler cupboard, door to side.

## Dining Room 17'11" x 12'11" (5.48 x 3.96)

Carpet flooring, two double glazed windows to front, french doors to rear aspect.

## Lounge 18'2" x 11'6" (5.54 x 3.51)

Carpet flooring, two radiators, two double glazed windows to rear aspect, french doors to side.

## Cloakroom

Tiled flooring, hand wash basin inset to vanity unit, WC, radiator, obscure double glazed window to side.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to side, loft access, doors to:

### Bedroom One 12'0" x 11'5" (3.67 x 3.50)

Carpet flooring, two radiators, two double glazed windows to rear, inset spotlights, door to:

### Ensuite

His & Hers sinks inset to vanity unit, corner double shower enclosure, WC, tiled flooring. Obscure double glazed window to side, underfloor heating, heated towel rail.

### Bedroom Two 12'4" x 10'2" (3.77 x 3.10)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Three 15'8" x 7'4" (4.79 x 2.25)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Four 8'6" x 8'8" (2.60 x 2.65)

Carpet flooring, radiator, double glazed window to front.

## Bathroom

Tiled flooring with underfloor heating, deep bath with inset shelving recess, WC and hand wash basin inset to vanity unit, walk in double shower with Aqualisa shower, radiator, inset spotlights, obscure double glazed window to side.

## EXTERIOR

### Double Garage

Double Garage with up & over door, personnel side door. Driveway parking for up to six vehicles.

### Front Garden

Extensive 80' front garden (approx), circular sunken patio area with remainder laid to lawn, with resin path leading to front access. Side access gates.

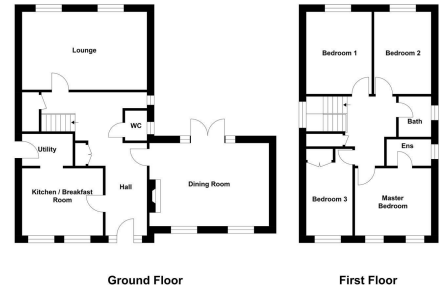
### Rear Garden

Generous porcelain paved patio area, with remainder laid to lawn with raised borders. Laurel hedgerow to perimeter. Side gate to front.

## Area Map

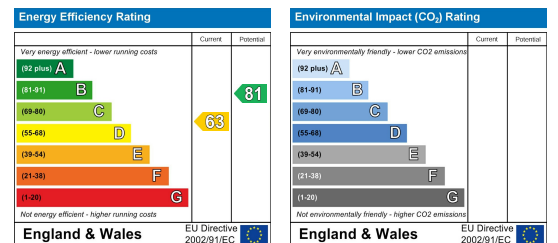


## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for business purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM1 1ER

