



## 20 GUINEA CLOSE, BRAINTREE CM7

£2,200 PER MONTH

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* AVAILABLE SEPTEMBER \*\* IMMACULATE FAMILY HOME \*\*** Occupying one of the most secluded positions within the favourable KINGS PARK development, this FOUR bedroom DETACHED family home is nestled within a private cul-de-sac, offering an un-overlooked position with generous frontage screened by mature trees and hedgerows. Branocs Estates are excited to welcome this stunning family home available for long term rental. Contact us today to arrange an early viewing appointment in order to avoid disappointment for what is sure to be a popular listing in today's thriving rental market.



Entrance Hall

Luxury LVT flooring, stairs to first floor, doors to:

Cloakroom

Consisting of a low level WC and a wall-mounted wash hand basin. Obscure glazed window to front.

Living Room 18’02 x 13’07 (5.54m x 4.14m)

Bay window to front and further window to side aspect. Modern vertical radiator, luxury LVT flooring, opening to;

Kitchen/Diner/Family Room 20’2” x 10’4” (6.15m x 3.15m)

An open plan Kitchen/Family room with window and French Doors opening to the rear garden. Hand made Oak kitchen suite comprising of solid oak worktops with matching upstands, white ceramic sink, and incorporating a four seater breakfast bar, there are integrated appliances including Oven, four ring induction hob, inbuilt extractor fan, dishwasher, and further space for a freestanding wine cooler. Luxury LVT flooring throughout with inset downlights and feature drop down pendant light fitting over the breakfast bar. Door to;

Utility Room 10’36 x 5’37 (3.05m x 1.52m)

Consisting of matching wall and base level hand made oak units with solid Oak worktops with matching upstand. Space for washing machine & tumble dryer. Sink unit with mixer tap inset to worktop. Door to rear garden and further internal door to Garage. Radiator. Wall mounted Worcester Bosch combination boiler with wireless heating controls.

FIRST FLOOR

Landing

Window to front aspect, loft access hatch, storage cupboard, doors to;

Master Bedroom 14’50 x 13’31 (4.27m x 3.96m)

Window to front aspect, radiator, dressing area with built in mirror fronted wardrobes, door to;

En-Suite

Comprising of an oversized shower enclosure with rainfall shower head, a low level WC and a wash hand basin both inset to vanity units. Obscure glazed window to side aspect. Heated anthracite radiator.

Bedroom Two 8’7” x 12’5” (2.62m x 3.81m)

Window to front aspect, radiator, carpet flooring

Bedroom Three 9’4” x 9’6” (2.87m x 2.90m)

Window to rear aspect, radiator, carpet flooring.

Bedroom Four 8’9” x 8’5” (2.67m x 2.59m)

Window to rear aspect, radiator, carpet flooring.

Family Bathroom

Consisting of a B-Style Bath with fitted shower screen, and rainfall shower over, WC and Hand Wash Basin inset to vanity unit, anthracite heated towel radiator, obscure window to rear aspect.

Garage & Parking

Single garage with power and lighting connected with internal door to Utility Room, giving great potential for conversion if required. Generous frontage with parking for 4-5 vehicles.

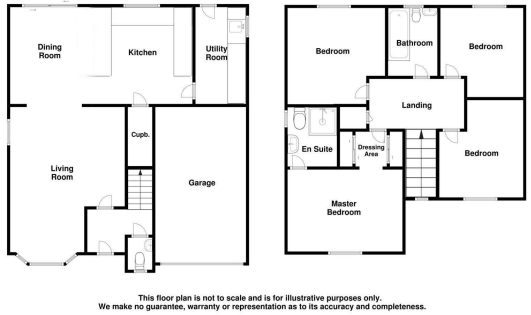
Rear of Property

South facing rear aspect initially commencing with a paved patio area, opening to an established garden laid largely to lawn. Side access gate to front.

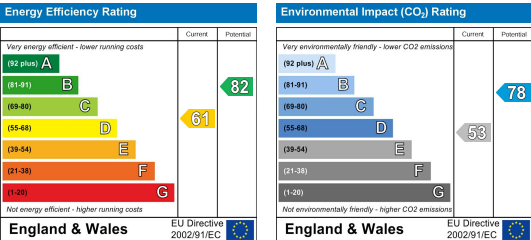
Area Map



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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