



Gyllyngvase Deerleap Way, Braintree CM7 9FH

£400,000

An EXTENDED 4 bedroom detached family house conveniently situated opposite the favoured Lyons Hall Primary School and close to the Bridport Way Park and play area. This SPACIOUS home benefits from a lounge/diner, study/playroom, conservatory, fitted kitchen, utility, cloakroom, 1st floor bathroom, extended master bedroom with en-suite, gas central heating and double glazed windows. With an enclosed rear garden and off road parking to front, call to book your viewing.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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LOCATION:

Braintree Town Centre and Braintree Train Station are within easy reach with direct links to London Liverpool Street. The A131 and A120 are convenient transport links to Chelmsford City and Stansted Airport. School catchment Alec Hunter High school and Lyons Hall Primary. Tesco and Freepoint shopping centre are also close by.

Double glazed door to...

ENTRANCE HALL:

Stairs off, radiator, laminate floor, double glazed window to front and doors off.

STUDY/PLAYROOM: 11 x 8'6 (3.35m x 2.59m)

Double glazed window to front and a radiator. (garage conversion)

LOUNGE: 13'3 x 10'4 (4.04m x 3.15m)

Double glazed window to front, laminate floor, gas fire, useful storage cupboard, opens through to...

DINING ROOM: 7'6 x 9'3 (2.29m x 2.82m)

Double glazed doors to conservatory, laminate floor, radiator, through to...

CONSERVATORY: 11'4 x 7'6 (3.45m x 2.29m)

Laminate floor, doors to outside.

KITCHEN: 9'4 x 9 (2.84m x 2.74m)

Double glazed window to rear. A range of wall and base units, sink and drainer, gas hob and electric oven, tiled splash backs and tiled floor, double glazed door to outside.

LOBBY:

Double glazed door to outside, through to..

CLOAKROOM:

Double glazed window to rear, W.C and a hand wash basin. Radiator and a tiled floor.

UTILITY: 10 x 4'8 (3.05m x 1.42m)

Ideal Logic boiler, radiator, space for appliances.

1st FLOOR LANDING:

Doors off. Access to part boarded loft.

BEDROOM 1: 17'3 x 8'7 (5.26m x 2.62m)

Double glazed window to front, 2 fitted wardrobes, radiator and door to...

EN-SUITE:

Double glazed window to front, shower cubicle, tiled floors, W.C, hand wash basin, vanity unit and a radiator.

BEDROOM 2: 10'4 x 8'7 (3.15m x 2.62m)

Double glazed window to front, built in wardrobe, cupboard and a radiator.

BEDROOM 3: 9'6 x 7'2 (2.90m x 2.18m)

Double glazed window to rear and a radiator.

BEDROOM 4: 8'7 x 5'7 (2.62m x 1.70m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to front, bath with shower unit over, W.C, hand wash basin and vanity unit and towel radiator.

OUTSIDE:

To the front ia an open garden, a driveway provides off road parking for 2 cars, side access leads to there rear garden via a gate.

The enclosed rear garden is manly lawn with a patio area, flower and shrub borders. There is a useful purpose built bike store in the side passage.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

