



The Cloisters | Braintree | CM7 9SN

Offers In Excess Of £450,000

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AN IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME situated within the desirable Cloisters cul-de-sac in Braintree, offering generous accommodation throughout. Originally constructed as a four bedroom property, the layout has been thoughtfully reconfigured to create an impressive principal bedroom. The ground floor comprises of a front porch with spacious entrance hall, living room and separate dining room, fitted kitchen and utility, WC and conservatory to rear. Upstairs benefits from a larger-than-usual double bedroom with ensuite shower room, a second double bedroom, a generously sized single bedroom and a well maintained family bathroom. The property further benefits from a substantial rear garden, double garage, and driveway parking for up to four vehicles, making it an ideal home for families and those seeking both space and flexibility. Online virtual tour available.

- Three Bedrooms (Formerly Four)
- Double Garage & Driveway
- Council Tax Band: E
- Detached House
- Popular Location
- EPC Rating: TBC

Front

Shingle front with established plants and shrubs. Large tarmac driveway in front of double garage with parking for four cars. Entrance to porch via timber double glazed door. Side access to garden via timber gate. Two up and over doors to garage.



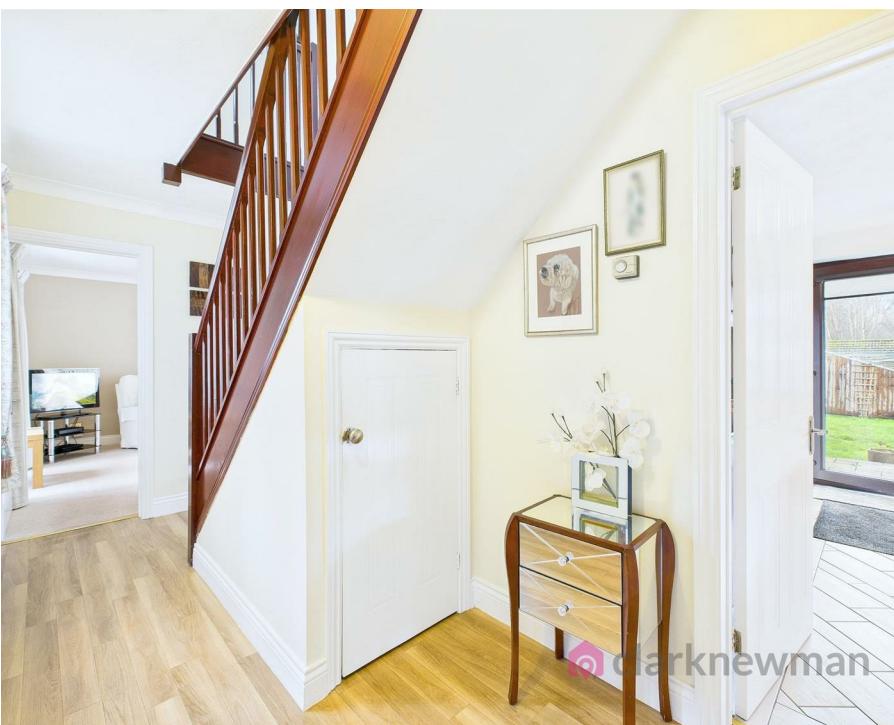
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Porch

3'3" x 11'2" (0.99m x 3.40m)

Timber double glazed windows and doors to front. Timber glazed door to entrance hall. UPVC double glazed obscured window into utility room and WC.

Entrance Hall

5'9" x 14'0" (1.75m x 4.27m)

Timber glazed door to entrance porch. Internal doors to kitchen, living room, dining room and WC. Radiator to wall. Stairs to first floor. Understairs storage cupboard.

Living Room

17'3" x 11'7" (5.26m x 3.53m)

UPVC double glazed bay window to front, two radiators to wall. Gas feature fireplace with hearth and surround. Glazed internal French doors to dining room. Aluminium double glazed patio door to conservatory.

Dining Room

11'0" x 9'8" (3.35m x 2.95m)

UPVC double glazed window to rear garden, radiator to wall. Glazed internal French doors to living room. Internal door to entrance hall.

Conservatory

9'11" x 10'7" (3.02m x 3.23m)

Quarter brick conservatory with panoramic views of the garden featuring a tiled floor, UPVC double glazed French doors and timber framed double glazed windows. Lighting and power sockets.

Kitchen

11'1" x 12'9" (3.38m x 3.89m)

UPVC double glazed windows on two aspects (side and rear) with UPVC double glazed door into garden. Radiator to wall. Highly maintained fitted kitchen comprising of wood effect wall and base units, laminate work surfaces, ceramic 1.5 sink and drainer with chrome mixer tap, under-unit lighting, integral fridge, electric oven and gas hob with steel cooker hood above. Space for small dining table. Internal doors to utility room and entrance hall.

Utility Room

5'8" x 5'4" (1.73m x 1.63m)

UPVC double glazed obscured window. Fitted base units continuing from the kitchen with matching laminate work surfaces. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Gas boiler to wall. Internal door to kitchen.

WC

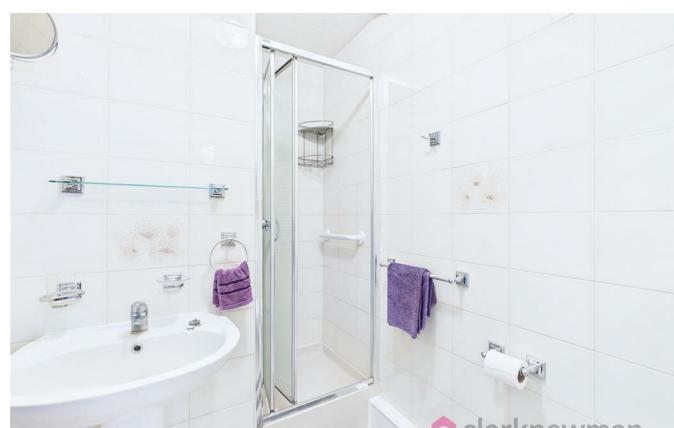
5'8" x 2'7" (1.73m x 0.79m)

UPVC double glazed window, radiator to wall. White WC and vanity sink. Internal door to entrance hall.

Landing

5'9" x 14'4" (1.75m x 4.37m)

UPVC double glazed window to front. Galleried landing with loft hatch above. Internal doors to bedrooms, family bathroom and airing cupboard (housing hot water cylinder).



Bedroom One

17'2" x 11'10" (5.23m x 3.61m)

This bedroom was formally two separate bedrooms when the property was previously a four bedroom house and could easily be converted back. UPVC double glazed windows on two aspects (front and side). Two radiators to walls. Internal doors to ensuite and landing.

Ensuite Shower Room

5'0" x 5'1" (1.52m x 1.55m)

Fully tiled walls and flooring with radiator to wall. White WC, pedestal sink and shower cubicle. Extractor fan above. Internal door to bedroom.

Bedroom Two

9'0" x 11'5" (2.74m x 3.48m)

UPVC double glazed window to rear, radiator to wall. Internal door to landing.

Bedroom Three

7'9" x 11'4" (2.36m x 3.45m)

UPVC double glazed bay window to front, radiator to wall. Internal door to landing.

Family Bathroom

5'8" x 9'11" (1.73m x 3.02m)

UPVC double glazed window to rear. Fully tiled walls and flooring with radiator to wall. Cream WC, vanity sink and panelled bath. Internal door to landing.

Garden

East-facing rear garden with large patio stretching the width of the house with pathway leading to timber gate to driveway and timber glazed door to the side of the garage.

Large lawn bordered by plants, shrubs and shingle. Aquatic fish pond with paved surround. Timber decking leading to summer house in rear corner of garden. Exterior lighting and cold water tap. Timber shed and storage area to side of property.

Double Garage

17'4" x 16'9" (5.28m x 5.11m)

Double width garage with two up and over doors to front/driveway. Boarded loft space with ladder for more storage. Lighting and power sockets. Timber glazed window and door to garden.

Local Area

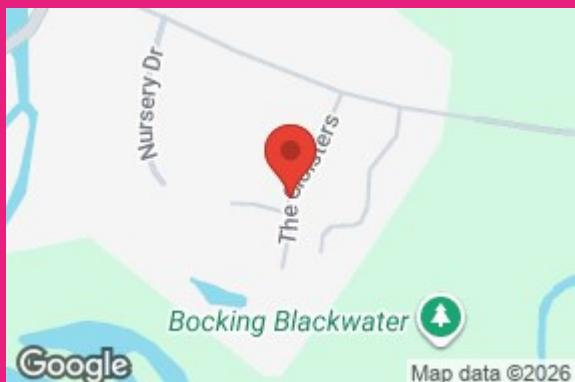
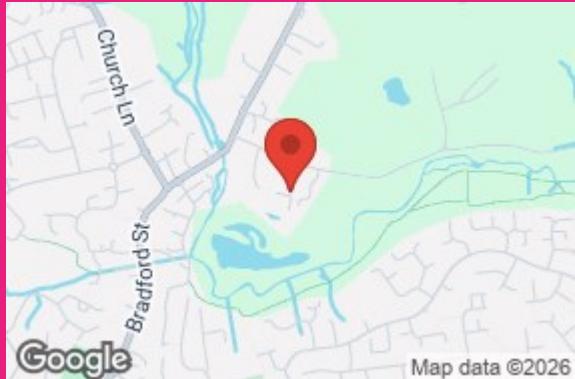
Situated within the popular Cloisters development, this well-regarded cul-de-sac enjoys a peaceful setting while remaining conveniently close to the heart of Braintree. The town centre and High Street offer a broad range of shops, cafés and restaurants alongside everyday amenities including supermarkets, banks and leisure facilities, while the nearby Freeport Designer Village provides an excellent selection of outlet stores, dining and entertainment. Residents benefit from easy access to green open spaces such as Braintree & Bocking Public Gardens and scenic riverside walks, as well as well-regarded schools and community facilities close by.

Braintree is well connected, with a mainline railway station offering regular services to London Liverpool Street via Witham, making it ideal for commuters. Road links are also excellent, with the A120 providing access to the A12 and M11, connecting to Chelmsford, Colchester, Stansted Airport and beyond.

Agents Notes

The property is being sold with no onward chain. Disclosure: In accordance with the Estate Agents Act 1979 (Section 21) and the Property Ombudsman Code of Practice, we disclose that a director of the business is a connected person, being the brother-in-law of one of the Power of Attorneys acting for the seller.





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Approximate total area⁽¹⁾
1596 ft²
148.3 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1

Conservatory 9'11" x 10'7" 3.04 x 3.23 m

Dining Room 11'0" x 9'8" 3.37 x 2.95 m

Living Room 17'3" x 11'7" 5.27 x 3.53 m

Kitchen 11'1" x 12'9" 3.38 x 3.89 m

Utility Room 5'8" x 5'4" 1.75 x 1.64 m

WC 5'8" x 2'7" 1.75 x 0.80 m

Porch 3'3" x 11'2" 0.99 x 3.41 m

Floor 0 Building 1

Landing 5'5" x 2'7" 1.66 x 0.80 m

Bedroom 9'0" x 11'5" 2.76 x 3.50 m

Bedroom 7'9" x 11'4" 2.37 x 3.46 m

Bedroom 17'2" x 11'10" 5.25 x 3.62 m

Landing 5'9" x 14'1" 1.75 x 4.37 m

Floor 1 Building 1

Garage 17'4" x 16'9" 5.29 x 5.11 m

Landing 5'9" x 2'7" 1.66 x 0.80 m

Floor 0 Building 2

Landing 5'5" x 2'7" 1.66 x 0.80 m

Bathroom 5'8" x 9'11" 1.73 x 3.04 m

Bath 5'0" x 7'10" 1.52 x 2.39 m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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