

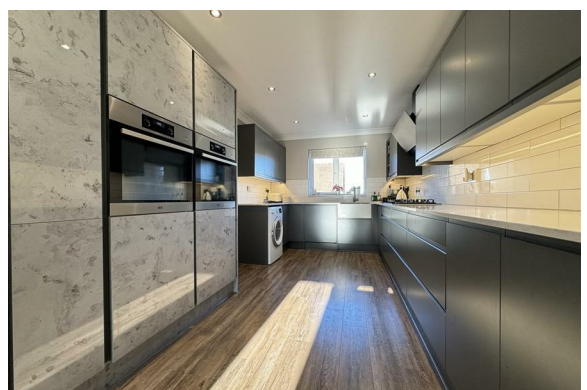
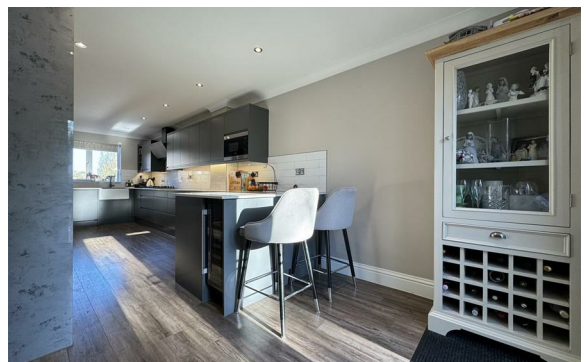


Rosemary Avenue, Braintree

Guide Price £525,000



- Immaculately presented family home
- Found in sought after residential area
- Ideally positioned for Braintree Town Centre and road links
- Approximately 0.6 miles to Braintree railway station
- Potential to extend further stpc
- Impressive entrance hall, ground floor cloakroom/WC, large lounge, kitchen with breakfast bar seating and conservatory
- Four well proportioned bedrooms, en-suite and family bathroom
- Manicured rear garden
- Driveway parking for multiple vehicles
- Garage



Nestled in the desirable Rosemary Avenue, Braintree, this immaculately presented four-bedroom detached family home is a true gem waiting to be found in this sought-after residential area. Boasting two reception room and three bathrooms, this property offers ample space for comfortable living.

Conveniently located just 0.6 miles from Braintree railway station and close to the Town Centre, this home is perfect for those seeking both tranquility and accessibility. The potential to extend further stpc provides an exciting opportunity to tailor the property to your needs and desires.

Upon entering, you are greeted by an impressive entrance hall leading to a ground floor cloakroom/WC, large lounge, a kitchen complete with a breakfast bar for casual dining, and a charming conservatory. The four well-proportioned bedrooms, including an en-suite, and a three-piece bathroom on the first floor ensure that there is room for the whole family to unwind and relax.

Outside, the manicured rear garden offers a peaceful retreat, while the driveway parking for multiple vehicles and a garage with its own security alarm provide both convenience and security for your vehicles.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and envision the endless possibilities this charming abode has to offer.

Guide Price £525,000 - £575,000

Impressive entrance hall commences with stairs leading to first floor accommodation. Wooden style flooring. Coved ceiling. Access is given to ground floor cloakroom/WC. Storage cupboard. Family size lounge 18'3 x 12'1 opens onto conservatory via double doors. Wooden style flooring. Feature fireplace. Coved ceiling, Kitchen 26'2 x 9'2 double glazed window to front. French double glazed doors to rear. An array of wall and base mounted units with matching pan size storage drawers and under unit lighting. Complimentary work surfaces incorporating breakfast bar seating. "Butler" sink with swan neck mixer tap. Tiling to splash backs. Five ringed gas hob. encased twin electric ovens and extractor hood to remain. Space for other appliances. Wooden style flooring. Smooth to coved ceiling with ample spot lighting. Conservatory 15'11 x 13'6 fan light double glazed windows. French double glazed doors to garden. Wooden style flooring. Smooth ceiling with spot lighting.

First floor landing is home to four bedrooms, en-suite and family bathroom.

Bedroom one 15'3 x 10'1 double glazed window to rear. Built in wardrobe.

En-suite comprises shower, vanity wash hand basin, close coupled wc and heated towel rail. Tiling to walls. Obscure double glazed window.

Bedroom two 13'6 x 8'8 double glazed window to front.

Bedroom three 10'9 x 9'4 double glazed window to front.

Bedroom four 9'3 x 7'3 double glazed window to rear.

Bathroom comprises shaped white panel bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Externally the property has a large manicured rear garden. Shaped lawned areas with centre path and seating areas. Well stocked flower bed bordering.

Driveway parking for multiple vehicles and garage with up and over door.

Further Details:

House and garage have security alarms.

Boiler Installed 2021

Council Tax Band: C

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

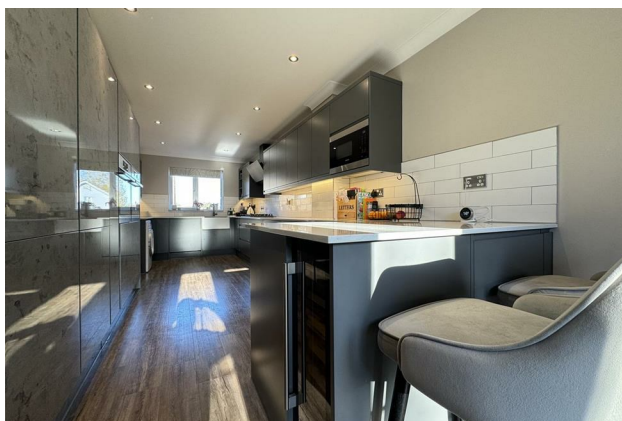
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



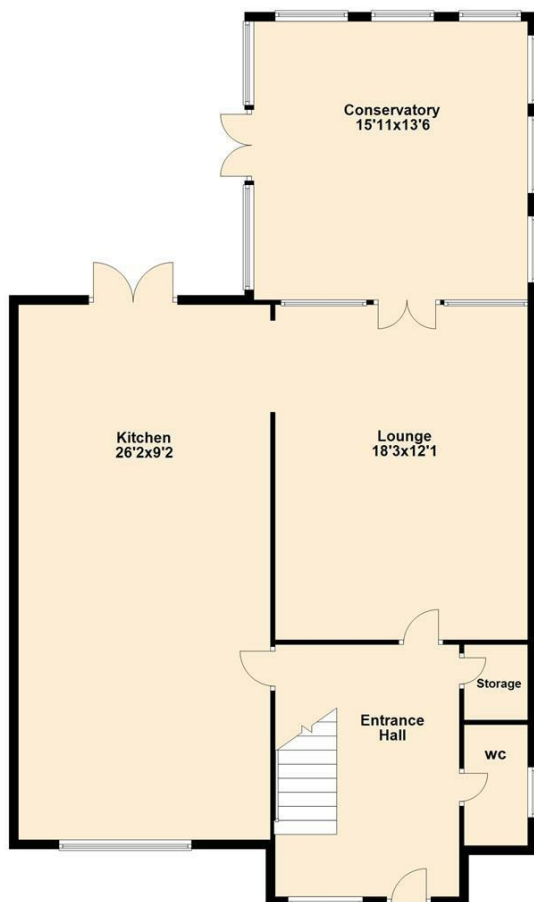
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Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 miles west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



Ground Floor



First Floor

