



## The Cloisters, Braintree

Guide Price £600,000



- No onward chain
- A well presented and fantastic size four bedroom detached family home
- Located in "The Cloisters" a highly desirable and peaceful cul-de-sac location within easy reach of Braintree town centre
- Excellent size living space throughout with an array of versatile reception rooms
- Lovely size lounge, large dining room, study, sitting room and play room meaning there is plenty of space for the whole family
- Large kitchen/breakfast room
- Ground floor wc and first floor bathroom with both bath and shower
- Four good size bedrooms all boasting built in wardrobes whilst the master bedroom provides a dressing area and en-suite shower room
- Wonderful size rear garden, be the life of the party with your very own heated swimming pool with pool room, ideal for entertaining friends and family
- Double length garage with electric remote fob door plus solar panels for energy efficiency



**GUIDE PRICE - £600,000 - £650,000**

**Nestled in the tranquil and sought-after cul-de-sac of The Cloisters, Braintree, this splendid four-bedroom detached family home offers an exceptional living experience. With no onward chain, this property is ready for you to move in and boasts its own heated swimming pool.**

**Upon entering, you are greeted by an inviting hallway that leads to an impressive array of reception rooms. The spacious lounge provides a perfect setting for relaxation, while the large kitchen/breakfast room is ideal for family gatherings and culinary adventures. The expansive dining room is perfect for entertaining, complemented by a study, a sitting room, and a playroom, ensuring ample space for all your family's needs.**

**The first floor boasts four generously sized bedrooms, each equipped with built-in wardrobes, providing both convenience and storage. The well-appointed family bathroom features both a bath and a shower, catering to all preferences. The master bedroom is a true retreat, complete with a dressing area and an en-suite shower and wc, offering a private sanctuary.**

**Step outside to discover a wonderful rear garden, which is a standout feature of this property. The heated swimming pool invites you to enjoy sunny days and host memorable gatherings with friends and family whilst there is also a pool room. Additionally, the double-length garage, equipped with an electric remote door, provides secure parking and extra storage, while the solar panels contribute to energy efficiency.**

**This home is not just a property; it is a lifestyle choice, combining comfort, space, and modern amenities in a peaceful setting. Don't miss the opportunity to make this remarkable house your new home.**

Impressive entrance hall gives access to ground floor cloakroom/WC. Stairs lead to first floor accommodation.

Lounge 23'7 x 11'7 dual aspect double glazed windows. French double glazed doors to rear.

Kitchen/Breakfast Room 19'2 x 9'5 two double glazed windows to front. Range of wall and base mounted units with matching storage drawers. Corian work surfaces housing sink drainer. Bosch oven, dishwasher, four ringed electric hob, extractor hood and water filter system to remain.

Dining Room 16'4 x 9'3 two double glazed windows to rear. Open plan to study

Study 9'7 x 8'7 borrowed light double glazed window. Door to sitting room.

Sitting Room 11'6 x 8'6 French double glazed doors to garden. Double glazed windows. Patio sliding doors open into playroom.

Playroom 10'7 x 8'6 patio sliding doors to garden.

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

Main bedroom 14'5 x 12'0 double glazed window to rear. Fitted wardrobes.

Dressing Room 8'7 x 4'8 double glazed window to front.

En-suite comprises, shower fitted with "Rainfall" style shower, wash hand basin and WC. Heated towel rail. Obscure double glazed window to front.

Bedroom two 13'3 x 10'0 max. Double glazed window to front. Fitted wardrobes.

Bedroom three 13'3 x 9'2 double glazed window to rear. Fitted wardrobes. Access to loft with ladder to remain.

Bedroom four 9'2 x 6'3 double glazed window to rear.

Four piece bathroom comprises, White corner bath, shower, vanity wash hand basin and WC. Heated towel rail. Tiling to walls. Tiled flooring.

Externally the property has a delightful rear garden. Commencing with patio seating area with electric canopy over. Outside water tap, power points and feature pond. Remaining garden is laid to lawn with well stocked flower bed bordering.

Stunning heated Swimming Pool 6ft deep.

Pool House has power and slight connected.

The property also has driveway parking and garage 31'0 7'8. Fob access and power and light connected.

Council Tax Band: F

Local Authority: Braintree

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

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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.



