

for sale

guide price **£600,000** Freehold

**BIG
SALE**



Broomfield Way BRAINTREE CM7 2DA

** OIEO- £600,000

Connells Braintree are delighted to offer For Sale this well presented four bedroom detached family home situated on the desirable 'Red Row' development.



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Property Details

Entrance Hall

Stairs to first floor, double glazed window to the front, Amtico flooring

Downstairs Cloakroom

Low level WC, pedestal hand wash basin, downlighters, radiator, Amtico flooring

Living Room 16' 5" x 11' 10" (5.00m x 3.61m)

Double glazed to front, radiator.

Kitchen / Dining/family Room 25' 2" x 12' 9" (7.67m x 3.89m)

Inset sink unit with left hand drainer with cupboards under, hot tap, black marble working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, integrated fridgefreezer, integrated dishwasher, space for appliances, kettle tap, water softener double glazed window to rear.

Double glazed bi-fold doors to the rear, understair storage cupboard, radiator, downlighters, Amtico flooring.

Utility Room

Inset sink unit with cupboard under, black marble working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, space for appliances, downlighters, Amtico flooring.

Landing

Loft access, radiator.

Bedroom One 13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed window to the front, built in double mirror front wardrobes, vaulted ceiling, radiator.

En-Suite To Master

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, downlighters, tiled floor, double glazed window to the side.

Bedroom Two 13' 5" x 9' 4" max (4.09m x 2.84m max)

Double glazed window to the front, built in double wardrobe, vaulted ceiling, radiator.

Bedroom Three 11' 4" x 9' 10" (3.45m x 3.00m)

Double glazed window to the rear, radiator, vaulted ceiling.

Bedroom Four 9' 1" x 7' 6" (2.77m x 2.29m)

Double glazed window to the rear, radiator, vaulted ceiling.

Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with shower unit above, heated towel rail, mirror fronted unit, downlighters, vaulted ceiling, double glazed

window to the side.

Outside Rear

Commences with a paved patio area with the remainder of the garden laid to lawn, decked area, power point, gate providing access to the driveway, shed to remain, courtesy door to the garage.

Garage

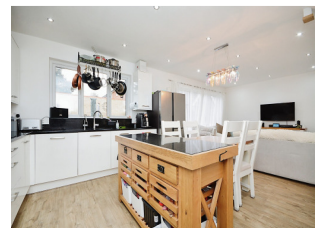
The rear of the garage benefits from working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, space for appliances.

Power and light connected.

Additionally the garage loft has been boarded.

Front Of Property

Driveway Parking for two/three vehicles





To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

Tenure: Freehold

EPC Rating: B

Property Ref: BRT307515 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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