

for sale

offers in excess of **£400,000**



## Snowberry Court Braintree CM7 9FT

Brand new to market with Connells is this well presented four bedroom detached home situated within a private road on the 'Kings Park Development'.

This home offers the perfect combination of comfort, space and convenience making it the perfect place for a family to create lasting memories.



# Snowberry Court Braintree CM7 9FT

## Entrance Hall

Stairs leading to the first floor, radiator.

## Cloakroom

Low level WC, pedestal hand wash basin, radiator, window to the front aspect.

## Kitchen

11' 2" x 7' 5" ( 3.40m x 2.26m )

Inset stainless steel sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, space for fridge freezer, space for further appliances, radiator,

window to the front aspect.

## Living Room

17' 1" x 10' 5" ( 5.21m x 3.17m )

French doors to the rear aspect, electric fireplace with ornate surround, radiator, storage cupboard, french doors leading to the dining room.

## Dining Room

11' x 8' 8" ( 3.35m x 2.64m )

Window to the rear aspect, radiator, courtesy door to the garage.

## Conservatory

7' 7" x 7' 5" ( 2.31m x 2.26m )

Windows to the side and rear aspect, french doors to the side aspect, underfloor heating.



## First Floor Landing

Loft access

### Bedroom One

12' 8" x 10' 5" ( 3.86m x 3.17m )

Window to the front aspect, radiator, two built in wardrobes.

### En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower unit, heated towel rail, window to the front aspect.

### Bedroom Two

10' 6" x 10' 6" ( 3.20m x 3.20m )

Window to the rear aspect, radiator, built in wardrobe.

### Bedroom Three

9' x 8' 9" ( 2.74m x 2.67m )

Window to the rear aspect, radiator, storage cupboard, built in wardrobe.

### Bedroom Four

8' x 7' ( 2.44m x 2.13m )

Window to the front aspect, radiator.

## Family Bathroom

Low level WC, pedestal hand wash basin, panelled bath, radiator, window to the side.

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, outside tap, side gate.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: BRT307829 - 0003

**Tenure:** Freehold

**EPC Rating:** E

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