



Guernsey Way BRAINTREE CM7 2FB

for sale guide price
£465,000



Property Description

Introducing the perfect sanctuary for your family - a spacious four- bedroom detached family home in a wonderful location of Braintree overlooking the Flitch way countryside walk. This remarkable home has been lovingly cherished for over three decades.

As you enter the property you are greeted by an inviting entrance hall which leads onto the heart of the home, the spacious living room, which benefits from French doors opening onto the secluded ample sized private rear garden.

Additionally, to the ground floor there is a cloakroom, dining room and a modern kitchen/dining room with sky lights giving the room a light & spacious feel.

The first floor offers four well-appointed bedrooms and an underfloor heated family bathroom.

The master bedroom benefits from its own en-suite with under floor heating.

Externally this home enjoys a private rear garden, driveway parking for up to two vehicles and a garage.

Situated at the end of a quiet cul-de-sac with countryside views for you to enjoy.

This well-presented home is situated within a

short distance of Braintree Town Centre and Braintree Train Station which provides direct links to London Liverpool Street.

Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Entrance Hall

Stairs leading to the first floor

Downstairs Cloakroom

Low level WC, corner hand wash basin with cupboard under, window to the side aspect.

Living Room

18' 8" x 10' 7" (5.69m x 3.23m)

Composite Stone & Marble Gas Fire Hearth, door and window to the rear aspect, window to the front aspect

Dining Room

10' 1" extending to x 9' 2" (3.07m extending to x 2.79m)

Window to front and side aspect

Kitchen/Diner

19' max x 13' 5" max (5.79m max x 4.09m max)

Island with bowl & 1/2 Ceramic Sink - Laminated Tops
integrated eye level oven & grill with hob

Space for large American Style fridge/freezer
Dishwasher in island to remain - Space for wine cooler
French doors into garden
Skylights
Space for washing machine & dryer

First Floor Landing

Galleried landing, window to the rear aspect, loft access.

Bedroom One

11' x 10' 4" (3.35m x 3.15m)

Built in cupboards over bed to stay, window to the front aspect with fitted blind.

En Suite To Master

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle with rainforest shower head, heated towel rail, light up mirror, under floor heating

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.49m)

Built in Wardrobes, window to the rear aspect with fitted blind

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Window to the rear aspect

Bedroom Four

9' 4" x 7' 3" (2.84m x 2.21m)

Window to front aspect with views over the Fritch Way and river Brain

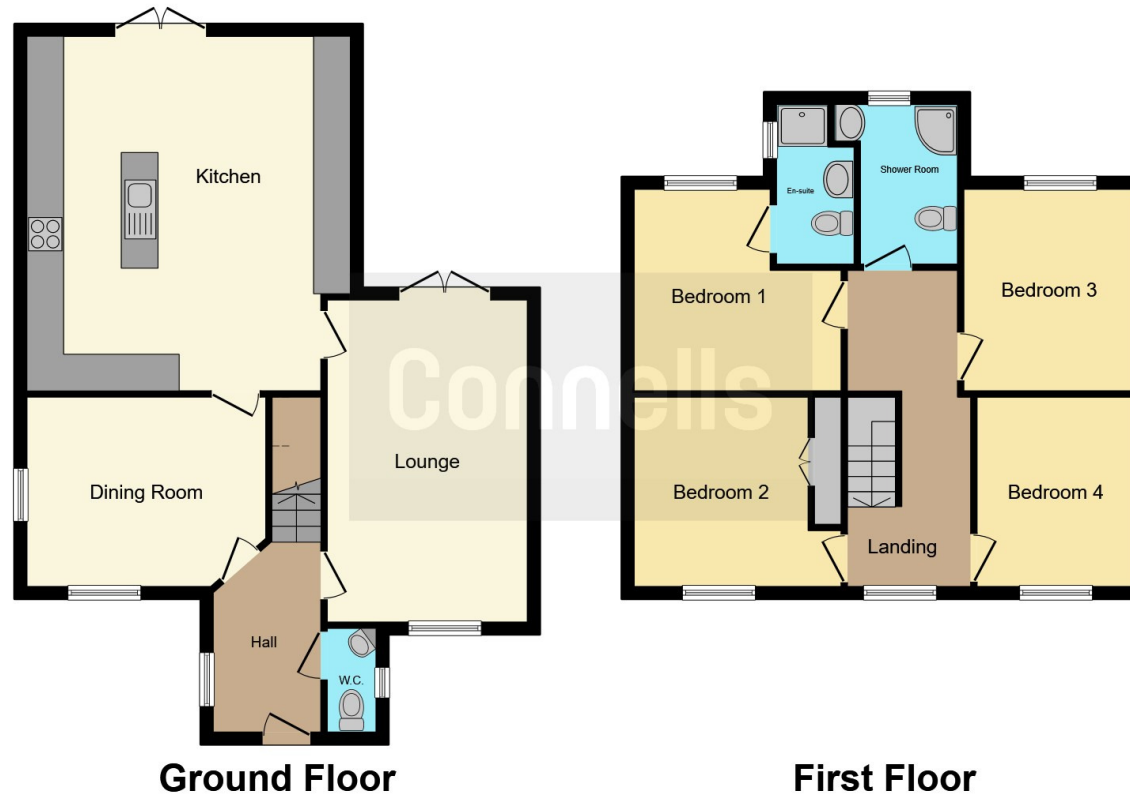
Family Shower Room

Low level WC, vanity hand wash basin with cupboard under walk in shower cubicle with rain forest shower unit, heated towel rail, full length mirror, light up cabinet, under floor heating, downlighters.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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