



## BAWN CLOSE, BRAINTREE

GUIDE PRICE £575,000

- 4 BEDROOM DETACHED HOUSE
- CUL-DE-SAC LOCATION
- LIVING ROOM WITH FEATURE STONE FIREPLACE
- VAULTED FAMILY ROOM
- KITCHEN BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- LARGE ZONED REAR GARDEN
- BLOCK PAVED DRIVEWAY PARKING AND TWO GARAGES
- WALKING DISTANCE TO BRAINTREE HIGH STREET

Located within walking distance of the town centre and at the end of a cul-de-sac this 4 bedroom detached family home comprises a living room with fireplace, a vaulted family room with French doors to rear garden, kitchen breakfast room with bamboo worksurfaces, 5-piece family bathroom suite along with en-suite to bedroom1. Outside the property boasts a block paved driveway supplying parking for 2-3 vehicles, two garages and three-sectioned rear garden with well-stocked flower beds and an oriental bamboo hut.





With an aluminium and obscure glazed front door opening into;

#### **Entrance Hall**

With stairs rising to first floor landing and understairs storage cupboard, further cloak cupboard, wall mounted radiator, telephone and power points, wall mounted and ceiling lighting, oak flooring, doors to rooms.

#### **Living Room – 20'0" x 11'11"**

With large picture window to front, large opening to family room and twin doors through to dining room. Feature stone fireplace and hearth with log burner reveal, oak flooring, TV and power points.

#### **Family Room - 16'7" x 11'11"**

With French doors and windows leading out to garden and further window to side, Velux windows to a vaulted ceiling, wall mounted lighting, wall mounted radiator, array of power points, oak flooring.

#### **Dining Room – 10'8" x 9'11"**

With window to rear, ceiling lighting, wall mounted radiator, oak flooring, array of power points.

#### **Kitchen Breakfast Room – 13'6" x 9'11"**

With large window to rear, inset ceiling downlighting, wall mounted radiator, TV and power points, tiled flooring. Kitchen comprising an array of eye-and-base level cupboards and drawers with complementary bamboo square-edged worksurface, glazed splashback, twin bowl porcelain butler style sink with mixer tap, integrated double oven, recess power and plumbing for large fridge-freezer, 5-ring electric hob with stainless steel extractor fan above, walk-in pantry, integrated dishwasher, door to;

#### **Side Entrance Hall**

With ceiling lighting, panel and glazed door and sidelight to side and door to a utility cupboard with recess power and plumbing for washing machine, wall mounted boiler, ceiling lighting, wall mounted fuseboard, array of power points.

#### **Cloakroom**

Comprising a low level WC with integrated flush, corner space-saving wash hand basin with mixer tap and tiled splashback above and storage beneath, obscure window to front, ceiling lighting, wall mounted radiator, tiled flooring.

#### **First Floor Landing**

With large window to front, ceiling and wall mounted lighting, wall mounted radiator, oak flooring, power point and doors to rooms. Airing cupboard housing hot water cylinder and slatted shelves. Access to loft with pull-down ladder, fully boarded with power, lighting and shelving.

#### **Bedroom 1 – 9'11" x 9'1"**

With two built-in storage wardrobes, large window to rear, ceiling lighting, wall mounted radiator, TV and power points, oak flooring, twin doors to;

#### **En-suite**

Comprising a fully aqua boarded walk-in shower with integrated shower, low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap, full aqua board surround, extractor fan, inset ceiling downlighting with an automatic sensor, electric shaving point, tiled flooring.

#### **Bedroom 2 – 11'10" x 11'7"**

With large window to side, ceiling lighting, wall mounted radiator, TV and power points, array of built-in furniture, oak flooring.

#### **Bedroom 3 – 11'10" x 8'0"**

Large window to front, ceiling lighting, TV and power points, wall mounted radiator, oak flooring.

#### **Bedroom 4 – 10'2" x 8'0"**

With large window to front, ceiling lighting, built-in storage cupboard, wall mounted radiator, array of power points, oak flooring.

#### **Family Bathroom**

Comprising a 5-piece suite with panel enclosed bath with mixer tap and shower attachment over, low level WC with integrated flush, bidet with mixer tap, vanity mounted wash hand basin with mixer tap and tiled splashback and vanity mirror above, storage beneath, aqua boarded walk-in glazed shower cubicle with integrated shower, half aqua boarded surround, contemporary chromium heated towel rail, inset ceiling downlighting, extractor fan, two obscure windows to rear, tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block paved driveway supplying parking for at least 2-3 vehicles with a well stocked mature flower bed, step down to front door and personnel gates to either side of the property. The property also enjoys an en-bloc garage with parking space in front.

## Rear Garden

Split into three sections, all retained by close boarded fencing. The initial morning area is laid to patio, lawn and well-stocked flower beds, with outside lighting and water point. Moving through to the middle section with raised pond and water feature, laid to lawn and well-stocked flower beds, paved pathways leading to driveway and garage that in turn enjoys power, lighting and additional water point. Further pathway and archway leading into the entertaining garden with oriental bamboo hut with seating and covering, additional lighting, lawn with path leading to rear of the garden with mature shrub and herbaceous and tree beds, large children's Wendy house with power and lighting.



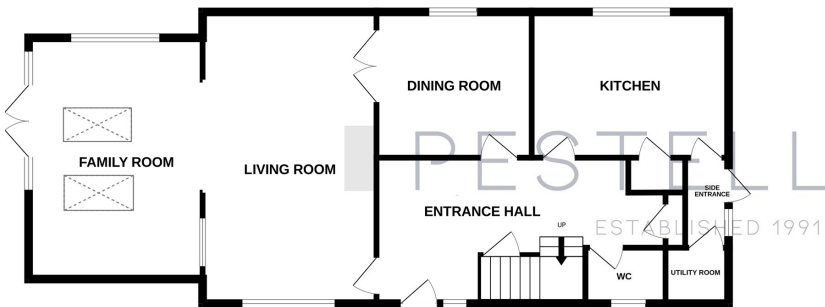
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



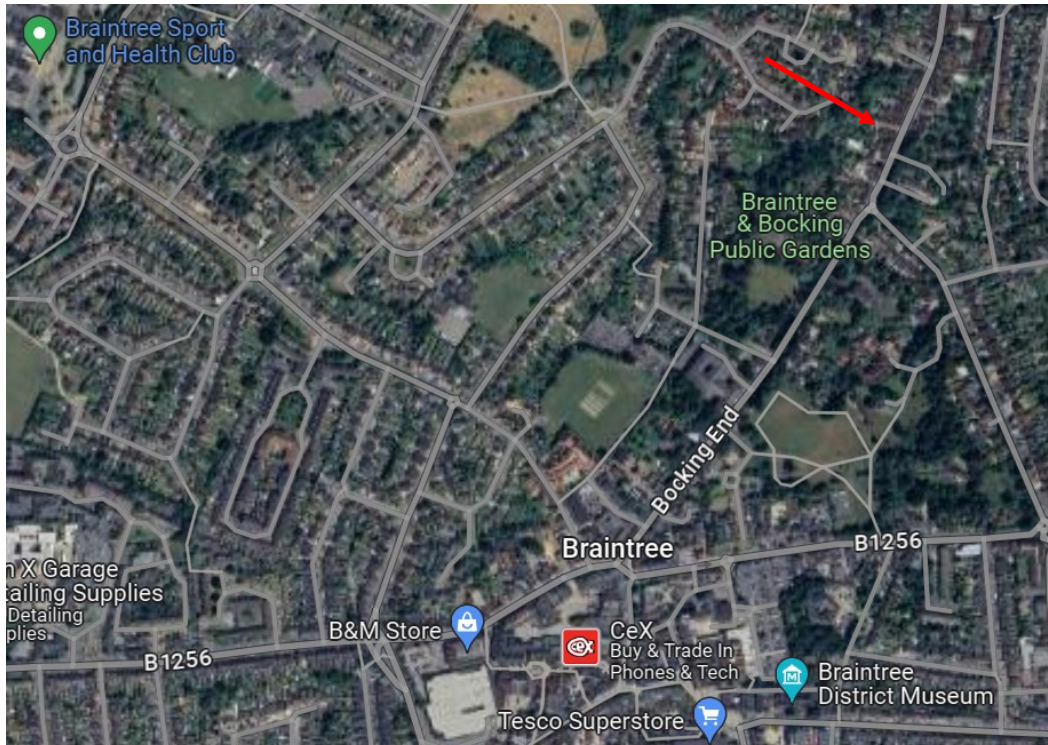
TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Bawn Close** is conveniently situated on the edge of Braintree Town yet within walking distance the town centre, with its excellent all round shopping facilities and railway station with services to London (Liverpool Street). Also within close proximity is the Freeport Designer Outlet. This is a purpose built complex of modern pedestrianised avenues and squares hosting over 85 designer brand stores full of special offers and exclusive discounts, with well known places to eat, drink or to have some fun. Access to the A120 is quick and easy supplying routes to M11 and A12. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city, along with Stansted Airport and Bishop's Stortford.

## DIRECTIONS



## FULL PROPERTY ADDRESS

4 Bawn Close, Braintree, Essex, CM7 9AY

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, mains drainage, mains water

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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