



## Hannay Street

Braintree, CM7 2BQ

Freehold  
Tax Band: E

**Guide Price £425,000**



Boasting an impressive 28' OPEN PLAN LIVING space plus BAY-FRONTED kitchen and a 25' DUAL ASPECT top floor master bedroom with EN-SUITE is this ALMOST BRAND NEW four bedroom SEMI-DETACHED property. Benefiting from IMMACULATELY PRESENTED accommodation set over three floors, offering a generously sized rear garden plus CARPORT & driveway for 2-3 vehicles. Ideally positioned within a newly established development within close proximity to Braintree Town Centre/Station with easy access to local shops/amenities, popular schools plus A120/M11 & Chelmsford.



# Hannay Street, Braintree, CM7 2BQ

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, radiator, Amtico flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, wash hand basin with tiled splash backs, heated towel rail, Amtico flooring and smooth ceiling.

### KITCHEN:

10'9 x 8'9 (3.28m x 2.67m)

Double glazed bay window to front aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, wall-mounted boiler (in cupboard), radiator, Amtico flooring and smooth ceiling with sunken spotlights. Opening to open plan living area.

### LOUNGE / DINER:

28'3 x 16'7 (8.61m x 5.05m)

Open plan living area, two Velux windows to rear aspect, under stairs storage cupboard, two radiators, wooden flooring and smooth ceiling. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, airing cupboard, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

16'5 x 10'2 (5.00m x 3.10m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

13'8 x 9'1 (4.17m x 2.77m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM FOUR:

9'8 x 7'1 (2.95m x 2.16m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### FAMILY BATHROOM:

Panelled bath with central mixer tap and dual shower attachment, inset WC, inset wash hand basin with tiled splash backs, heated towel rail, shaver point, extractor fan, Amtico flooring and smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM:

25'5 x 16'6 (7.75m x 5.03m)

Double glazed windows to front and rear aspects, two radiators, carpeted flooring and smooth ceiling.

### EN-SUITE:

Enclosed and fully tiled double shower unit, inset WC, inset wash hand basin with tiled splash backs, heated towel rail, shaver point, extractor fan, Amtico flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Generously sized rear garden enclosed by fencing and comprising patio area with remainder laid to lawn, side access gate to carport.

#### CARPOR & PARKING:

Carport with driveway parking for 2-3 vehicles.

#### AGENTS NOTES:

Council Tax Band: E

Service Charge: Approx £200 per annum

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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