



## Deerleap Way

Braintree, CM7 9FH

**Asking Price £475,000**

Freehold  
Tax Band: C



Boasting an UNOVERLOOKED low-maintenance rear garden, impressive 21 L-SHAPED kitchen/diner & 17' DUAL ASPECT lounge is this IMMACULATELY PRESENTED four large double bedroom property. Benefiting from generous living space set over three floors with top floor shower room, RECENTLY REFITTED main shower room & a DRESSING ROOM to master bedroom plus d/stairs cloakroom. Offering a CARPORT with driveway parking for two vehicles and ideally situated on the sought after Kings Park development, just a stone's throw to the popular Lyon's Hall Primary School & easy access to local shops/amenities, Braintree Town Centre/Station & A120/M11.



# Deerleap Way, Braintree, CM7 9FH

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed main entry door, stairs to first floor, built-in storage cupboard, radiator, Amtico flooring and smooth ceiling.

### CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

### LOUNGE:

17'08 x 9'09 (5.38m x 2.97m)

Double glazed bay window to side aspect and double glazed window to front, two radiators, carpeted flooring and smooth ceiling.

### KITCHEN / DINER:

21'09 max x 17'08 max (6.63m max x 5.38m max)

Double glazed windows to front and side aspects, a series of matching base and wall units, roll top 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, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, Amtico flooring and smooth ceiling with sunken spotlights. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

13'06 x 9'09 plus recess into bay (4.11m x 2.97m plus recess into bay)

Double glazed bay window to side aspect and double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### DRESSING ROOM:

Opaque double glazed window to rear aspect, built-in wardrobes, wooden flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

17'09 x 9'09 (5.41m x 2.97m)

Two double glazed windows to side aspect and double glazed window to front, fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

### MAIN SHOWER ROOM:

Opaque double glazed window to front aspect, fully tiled double

shower set behind glass enclosure, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Velux window to rear aspect, loft access, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

17'00 x 9'09 (5.18m x 2.97m)

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

### BEDROOM FOUR:

17'00 x 9'09 max (5.18m x 2.97m max)

Double glazed windows to front, side and rear aspects, built-in wardrobes and storage cupboard, two radiators, carpeted flooring and smooth vaulted ceiling.

### SHOWER ROOM:

Opaque double glazed window to front aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and enclosed rear garden, comprising patio area with access door to carport/driveway, raised artificial lawn, fully installed bar area with power, lighting, refrigeration and seating area, access to purpose built timber storage shed and gated side access.

### CARPORT & DRIVEWAY PARKING:

Carport with access door to garden, driveway parking for two vehicles. Visitors spaces available.

### AGENTS NOTES:

Annual Service Charge: Approx £285

Council Tax Band: C

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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