



PRESTIGE HOMES

BY HAMILTON PIERS



10 Broadoaks Crescent, Braintree, Essex, CM7 9FD

NO ONWARD CHAIN!! Prestige Homes by Hamilton Piers are delighted to introduce this substantial 8/9 DOUBLE bedroom property inclusive of an ADJOINING THREE BEDROOM ANNEX* and boasting an incredibly extensive 4670 SQ FT of generous living accommodation surrounded by WOODLAND and set behind automated ELECTRIC GATES. Benefiting from TWO EN-SUITES & dressing room to master in the main residence, large DETACHED OUTBUILDINGS and versatile living space inc. 21' DUAL ASPECT lounge, 21' kitchen/breakfast room with UTILITY room, STUDY & 24' conservatory. Offering a generous and private WRAP-AROUND PLOT and ideally situated in a CUL-DE-SAC location within walking distance to all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Internal viewings absolutely essential!





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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed main entry door with double glazed windows to front aspect, carpeted flooring and secure entry door into inner reception hall.

RECEPTION HALL:

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, engineered oak flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, vanity wash hand basin with tiled splash backs, radiator, tiled flooring.

LOUNGE:

21'5 x 17'11 (6.53m x 5.46m)

Double glazed window to front aspect, two radiators, engineered oak flooring. Double doors to conservatory, opening to dining room and double doors onto rear garden.

DINING ROOM:

15'3 x 11'6 (4.65m x 3.51m)

Double glazed window to rear aspect, radiator, engineered oak flooring.

KITCHEN / BREAKFAST ROOM:

21'7 x 14'2 (6.58m x 4.32m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating one and a half bowl sink with central mixer tap, Rangemaster with five ring induction hob with extractor hood over, integrated

fridge/freezer and dishwasher, central floating island comprising edged work surfaces in solid oak with base level storage cupboards, radiator, tiled flooring. French doors onto rear garden.

UTILITY ROOM:

9'2 x 6'5 (2.79m x 1.96m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring.

CONSERVATORY:

24'1 x 18'6 (7.34m x 5.64m)

UPVC construction with vaulted glass roof, tiled flooring. Two sets of double doors leading onto rear garden.

STUDY / PLAYROOM:

14'10 x 11'1 (4.52m x 3.38m)

Double glazed windows to front and side aspects, radiator, laminate flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to each side aspect, loft access, airing cupboard, built-in storage cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

17'1 x 13'8 (5.21m x 4.17m)

Two double glazed windows to rear aspect and double glazed window to side aspect, built-in wardrobes, two radiators, carpeted flooring.

EN-SUITE BATHROOM:

9'10 x 7'9 (3.00m x 2.36m)

Opaque double glazed window to front aspect, panelled corner bath with jets, a shower over and enclosure, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, two heated towel rails, tiled flooring.

DRESSING ROOM:

9'4 x 5'3 (2.84m x 1.60m)

A series of built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

15'0 x 10'7 (4.57m x 3.23m)

Double glazed window to rear aspect, built-in wardrobes, radiator, engineered oak flooring.

EN-SUITE:

10'7 x 6'2 (3.23m x 1.88m)

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit with body jets, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring.

BEDROOM THREE:

16'6 x 11'11 (5.03m x 3.63m)

Two double glazed windows to rear aspect, built-in wardrobes, engineered oak flooring.

BEDROOM FOUR:

14'10 x 11'2 (4.52m x 3.40m)

Double glazed windows to front and side aspects, built-in wardrobes, two radiators, carpeted flooring.



FAMILY BATHROOM:

Opaque double glazed window to front aspect, large panelled corner bath with shower attachment, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, luxury vinyl flooring.

EXTERIOR:**REAR GARDEN AND GROUNDS:**

Extensive rear gardens commencing through solid oak double gates and comprising patio areas extending around the entire property rear and sides, remainder mainly laid to lawn with mature trees, shrubs and flowering plants, enclosed and privatised by external woodland, pergolas with walkways to outbuildings, gated access to adjoining annex accommodation, driveway and into the rear woodland.

OUTBUILDINGS:

Large detached timber built structure, ideal for multi-purpose use, sizeable workshop/shed and additional storage shed.

ANNEX ACCOMMODATION:

Ground Floor Accommodation:

Entrance Hall: Stairs to first floor, radiator, laminate flooring and smooth ceiling. Secure access door leading through to main residence.

Bedroom Two - 17'0 x 8'7: Two double glazed windows to front aspect, radiator, laminate flooring and smooth ceiling.

Utility/Store Room - 5'3 x 4'11: A series of fitted wall units, roll top work surfaces with space for low level fridge, washing machine

and tumble dryer, wall-mounted boiler, laminate flooring and smooth ceiling.

Bathroom - Panelled bath with central mixer tap and dual shower over, low level WC, pedestal wash hand basin, fully tiled, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

Master Bedroom - 18'4 x 11'9: Double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring and smooth ceiling.

First Floor Accommodation:

Open Plan Living Space - 25'2 x 15'11: Two double glazed windows to front aspect, an open plan living space comprising kitchen fitted with a series of matching base and wall units, space for appliances, hob with extractor, lounge area comprising turning staircase to loft room, radiator, laminate flooring.

Bedroom Three - 11'5 x 11'3: Double glazed window to rear aspect, radiator, laminate flooring.

Shower Room - 11'4 x 6'2: Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin with tiled splash backs.

Second Floor Accommodation:

Loft Room - 15'6 x 13'1: Velux window to side aspect, laminate flooring and smooth vaulted ceiling.

Exterior:

Rear Garden: Enclosed by fencing and comprising patio area with remainder mainly laid to lawn with mature tree and shrub borders, side gated access and additional gated access to main property's rear garden.

GATED DRIVEWAY & PARKING:

Automated electric gated entry into an extensive driveway with parking for multiple vehicles.

AGENTS NOTES:

Council Tax Band: G

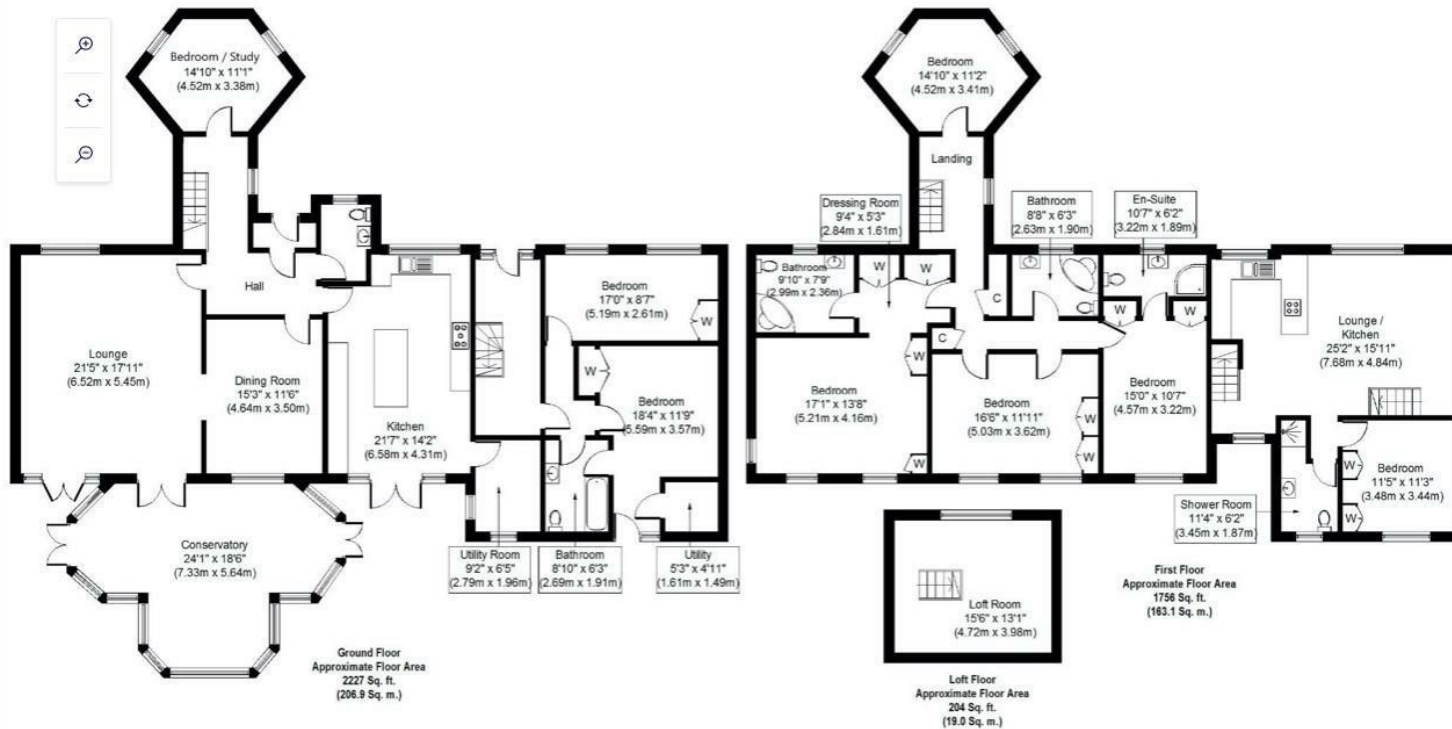
For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

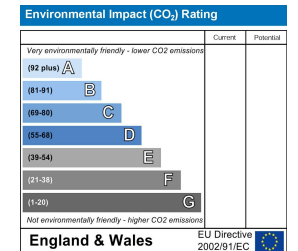
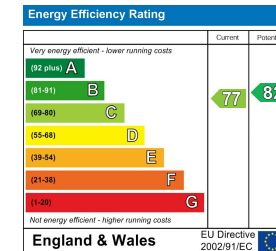
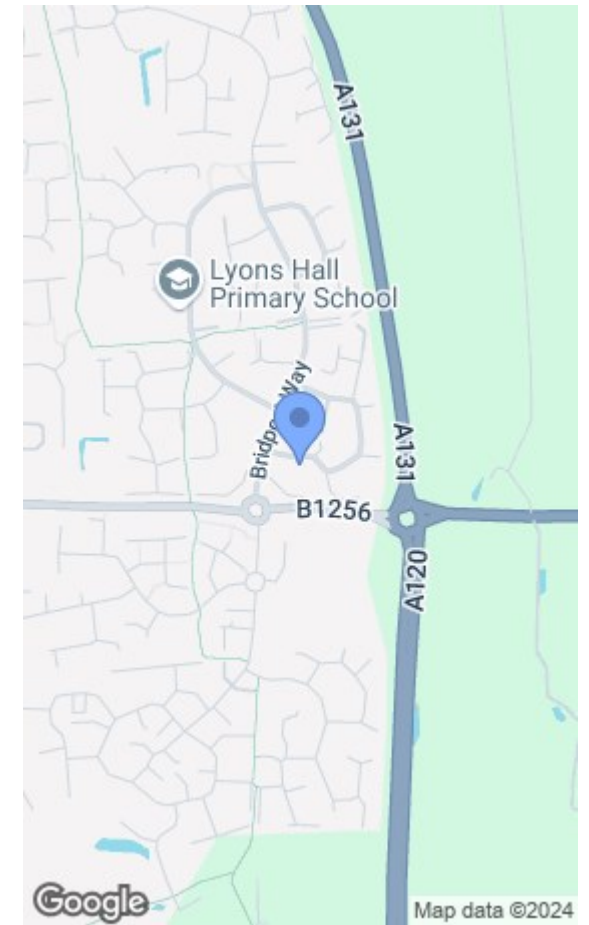








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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