





# welcome to

# **Hunter Drive, Braintree**

William H Brown are pleased to offer this four / five bedroom detached family home situated in a cul-de sac location conveniently situated within easy reach of A120 and Freeport Shopping Centre

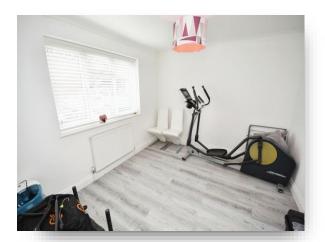












#### **Entrance Hall**

Stairs to first floor. Doors leading to

#### Cloakroom

Double glazed window to side aspect. Low level WC. Hand wash basin.

### Lounge

17' 3" x 11' 1" ( 5.26m x 3.38m )

Inset electric fireplace. Wooden flooring. Inset spot lights. Vertical radiator. Opening to conservatory.

#### Conservatory

11' 3" x 11' 3" ( 3.43m x 3.43m )

Double glazed windows all around. Wooden flooring. Radiator. Lighting.

### **Dining Room / Bedroom**

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to front aspect. Radiator. Laminate flooring, Pendant lighting.

#### Kitchen

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

Double glazed window to rear aspect. Range of bespoke matching base and eye level units with white Quartz worktops with inset sink with hot and cold mixer taps. Integrated Bosch appliances with two ovens, microwave oven, wifi connected coffee machine. Full height fridge / freezer. Induction hob with over head extractor fan. Inset spot lights.

### Landing

Double glazed window aspect to side aspect. Access to all bedrooms and bathroom

### **Bedroom One**

12' x 11' 1" ( 3.66m x 3.38m )

Double glazed window to front aspect. Radiator. Pendant lighting. Wooden flooring.

### **En-Suite**

Double glazed window to side aspect. Shower cubicle. Vanity hand wash basin. Low level WC. Heated towel rail

#### **Bedroom Two**

11' 11" x 11' 1" ( 3.63m x 3.38m )

Double glazed window to rear aspect. Radiator. Wooden flooring. Pendant lighting.

#### **Bedroom Three**

9' 7" x 7' 2" ( 2.92m x 2.18m )

Double glazed window to rear aspect. Laminate flooring. Radiator. Pendant lighting.

#### **Bedroom Four**

Double glazed window to front aspect. Radiator. Carpet. Pendant lighting.

#### **Family Bathroom**

Double glazed window to side aspect. Large deep bath. Vanity sink unit. Low level WC. Heated towel rail.

#### Garden

Large low maintenance paved landscaped garden with mature plants, borders and trees. Access to garage

### **Parking**

Driveway providing off street parking leading to garage.





### welcome to

## **Hunter Drive, Braintree**

- Four / Five Bedroom Detached Family House
- Cul-De-Sac Location
- En-Suite to Master Bedroom
- Within Easy Access to A120 & Freeport Shopping Centre
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: C

£475,000



is 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 approximables 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 must refly upon its sown inspection(s). Powered by www.foolalgent.com







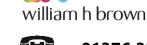
Alec Hunter Academy Google Map data @2024

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BTR108674



Property Ref: BTR108674 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01376 320018

williamhbrown.co.uk



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.