



Pearl Drive, Braintree, CM7 3RR

welcome to

Pearl Drive, Braintree

Situated in the prestigious Marks Farm Development, this recently refurbished six-bedroom detached family home is a true standout! Spanning three spacious floors, it boasts a brand-new cloakroom, a stylishly refitted kitchen, a generous lounge, and a bright conservatory—perfect for modern living.



Entrance Hall

Double glazed door to front. Radiator. Stairs to first floor.

Cloakroom

Double glazed window to front aspect. Low level WC. Pedestal hand wash basin. Radiator.

Lounge Area

14' 7" x 13' 11" (4.45m x 4.24m)
Double glazed doors and window to rear aspect.
Feature fireplace. Radiator.

Dining Area

10' 9" x 8' 11" (3.28m x 2.72m)
Double glazed window to front aspect. Radiator.

Kitchen / Breakfast Room

18' 11" x 8' 8" (5.77m x 2.64m)
Three double glazed windows to side aspect. Double glazed door to rear. Range of high gloss wall and base units with granite work surfaces incorporating inset sink and drainer and a breakfast bar. Spaces for fridge freezer, dishwasher, washing machine and range cooker. Water softener. Radiator.

Conservatory

Upvc construction with double glazed windows to all sides, French doors to side. Tiled flooring, Under floor heating.

First Floor Landing

Double glazed window to rear aspect, radiator. Stairs to second floor.

Bedroom One

14' 1" x 10' 9" (4.29m x 3.28m)
Double glazed window to front and side aspect. Two radiators. Built in quadruple wardrobes. Door leading to

En-Suite

6' 8" x 7' 7" (2.03m x 2.31m)
Obscure double glazed window to front aspect. Walk in double shower cubicle. Low level WC. Vanity hand wash basin. Heated towel rail. Extractor fan. Part tiled walls. Shaver point. Tiled flooring.

Bedroom Two

9' 4" x 8' 7" (2.84m x 2.62m)
Double glazed windows to side aspect. Radiator.
Built in double wardrobes. Door leading to

En-Suite

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

Bedroom Three / Study

8' 6" + door recess x 8' 2" (2.59m + door recess x 2.49m)
Double glazed window to front and side aspect.
Radiator.

Bathroom

Obscure double glazed window to rear aspect. Walk in triple shower. Roll top bath with hot and cold mixer taps. Low level WC. Vanity hand wash basin. Heated towel rail. Extractor fan.

Second Floor Landing

Double glazed window to rear aspect. Loft access. Radiator. Cupboard housing hot water tank. Doors leading to

Bedroom Four

23' 1" max x 10' 9" max (7.04m max x 3.28m max)
Double glazed windows to front, side and rear. Two radiators.

Bedroom Five

15' 8" max x 11' 1" max (4.78m max x 3.38m max)
Three double glazed window to front and side aspect. Built in double wardrobe. Two radiators.

En-Suite

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Hand wash basin. Extractor fan. Tiled flooring. Tiled walls. Heated towel rail.

Bedroom Six

8' 11" x 7' 7" (2.72m x 2.31m)
Double glazed window to side aspect. Radiator.

Rear Garden

Covered entertainment area with a built in BBQ, flower beds to borders, enclosed by brick walls, gated side access, courtesy door to garage, and double garage to rear, Astro turf.

Parking

Detached double garage, driveway.

Agent Note

Solar panels owned outright



view this property online williamhbrown.co.uk/Property/BTR108516



welcome to

Pearl Drive, Braintree

- 6 Bedroom Detached House
- Three En-Suite's
- Presented Immaculately Throughout
- Entertainment Area & Barbecue
- Double Garage & Driveway for 2 Cars

Tenure: Freehold EPC Rating: C
Council Tax Band: F



This 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 approximate. No details 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. A party must rely upon its own inspection. Powered by www.housequest.com

guide price

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108516



Property Ref:
BTR108516 - 0008

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 guidance 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.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk