



Norfolk Gardens, Braintree, CM7 9LE

welcome to

Norfolk Gardens, Braintree

**** GUIDE PRICE £450,000 - £475,000 **** William H Brown are pleased to offer this spacious and well presented four bedroom detached family home situated in a popular development within walking distance to local primary school. shops and Blackwater Nature Reserve and good access to the A120.



Hallway

Double glazed window to side aspect. Radiator.
Stairs to first floor

Lounge

12' 5" x 11' 8" (3.78m x 3.56m)
Double glazed bay window to front aspect. Radiator.
Feature fireplace with electric fire.

Kitchen / Diner

27' 7" x 12' (8.41m x 3.66m)
Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a one and a half ceramic sink drainer with hot and cold mixer taps. Built in oven and microwave. Four ring gas hob with overhead extractor fan. Integrated dishwasher. Door and sliding patio doors leading to garden.

Utility Room

Range of base and eye level units with work surface over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler.

Ground Floor Cloakroom

Low level WC. Wall mounted hand wash basin.

Conservatory

Double glazed windows all around. Double glazed French doors to rear garden.

Landing

Storage cupboard. Doors leading to:-

Bedroom One

13' 3" x 11' (4.04m x 3.35m)
Double glazed window to front aspect. Radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

10' 2" x 7' 5" (3.10m x 2.26m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

8' 8" max x 7' 8" (2.64m max x 2.34m)
Double glazed window to front aspect. Radiator.
Storage cupboard.

Shower Room

Obscure double glazed window to rear aspect. Walk in shower. Built in wall mounted hand wash basin and low level WC in an enclosed vanity unit. Wall mounted heated towel rail.

Garden

Patio seating area then raised to a further patio area and lawn. Enclosed by panel fencing. Gated side access.

Parking

Driveway providing off street parking leading to garage.

Garage

10' 5" x 7' 5" (3.17m x 2.26m)
Up and over door. Power and lighting



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welcome to

Norfolk Gardens, Braintree

- Four Bedroom Detached Family Home
- Well Presented
- Double Glazing
- Gas Central Heating
- Large Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£450,000 - £475,000



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(s). Powered by www.focalagent.com



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Property Ref:
BTR109858 - 0002

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