



Clarks Wood Drive, Braintree, CM7 3LD

welcome to

Clarks Wood Drive, Braintree

**** GUIDE PRICE £500,000 - £550,000 ****William H Brown are delighted to present this beautifully maintained and generously proportioned four-bedroom detached family home, ideally located in a quiet cul-de-sac situated within walking distance to Tesco's, Lyons Hall Primary & Alec Hunter Academy.



Hallway

Radiator. Stairs to first floor. Understairs cupboard. Tiled flooring. Doors leading to:-

Cloakroom

Low level WC. Pedestal hand wash basin.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

Two double glazed windows to front aspect.

Radiator. Feature fireplace with log burner. Carpets.

Pendant lighting. Doors leading to:-

Snug

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed French doors to rear garden. Carpets.

Pendant lighting. Door leading to:-

Dining Room

11' 6" x 7' 10" (3.51m x 2.39m)

Double glazed window to front aspect. Radiator.

Carpets. Pendant lighting.

Kitchen

11' 2" x 17' 9" (3.40m x 5.41m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated induction hob with overhead extractor fan. Built in double oven. Integrated dishwasher and fridge freezer. Breakfast bar. Tiled flooring. Opening to:-

Utility Room

6' 3" x 5' 3" (1.91m x 1.60m)

Double glazed door to rear garden, Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Plumbing and space for washing machine and tumble dryer. Radiator. Tiled flooring. Pendant lighting.

Landing

Radiator. Loft access.

Bedroom One

14' x 17' 8" (4.27m x 5.38m)

Two double glazed windows to front aspect.

Radiator. Carpets. Pendant lighting. Storage

cupboard. Door leading to:-

En-Suite

8' 4" x 5' 3" (2.54m x 1.60m)

Two obscure double glazed windows to front aspect.

Walk in shower cubicle. Low level WC. Vanity hand wash basin. Laminate flooring.

Bedroom Two

12' 5" x 10' 10" (3.78m x 3.30m)

Double glazed window to rear aspect. Radiator,

Carpets. Pendant lighting.

Bedroom Three

9' 3" x 8' (2.82m x 2.44m)

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Bedroom Four

7' 11" x 7' 3" (2.41m x 2.21m)

Double glazed window to rear aspect. Radiator,

Carpets. Pendant lighting.

Bathroom

7' 11" x 7' 3" (2.41m x 2.21m)

Obscure double glazed window to side aspect. Side panel bath. Low level WC. Vanity hand wash basin.

Walk in shower cubicle. Shaver point, Laminate flooring.

Garden

Large rear garden commencing with decked seating area with pergola and remainder laid to lawn. Mature tree and shrub borders. Enclosed by panel fencing.

Parking

Driveway providing off street parking for multiple cars leading to double garage.

Garage

18' 3" x 18' 3" (5.56m x 5.56m)

Up and over door.



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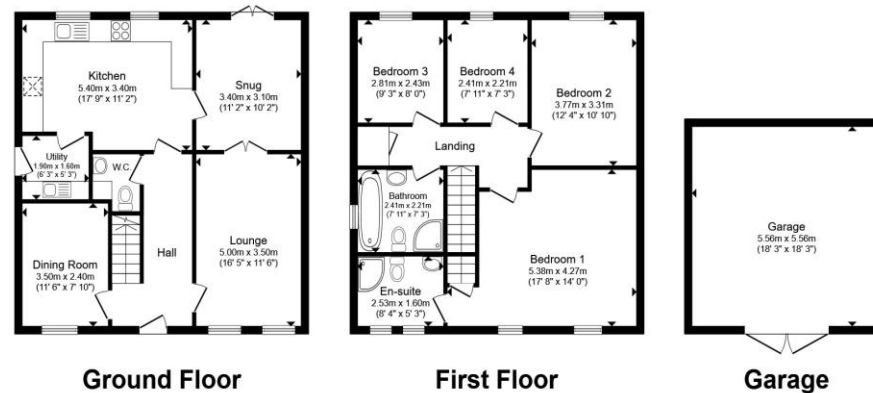


welcome to

Clarks Wood Drive, Braintree

- Four Double Bedroom Family Home
- Detached
- En-Suite
- Three Reception Rooms
- Walking Distance to Tesco's

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



guide price

£500,000 - £550,000

Total floor area 161.8 m² (1,742 sq.ft.) approx

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.propertybox.io

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Please note the marker reflects the
postcode not the actual property



Property Ref:
BTR110073 - 0002

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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.

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