



Connells

Broomfield Way
BRAINTREE



Property Description

Nestled on the desirable 'Red Row Development' is this stunning four bedroom detached residence that redefines contemporary living.

Step into the entrance hall, setting the tone for elegance and sophistication. The heart of the home lies a magnificent open plan kitchen/family area with bi-fold doors leading to the landscaped rear garden, convenience is key with a dedicated utility room and cloakroom. Additionally the ground floor offers an inviting living room.

Ascend to the first floor, where a stylish family bathroom and four well appointed bedrooms await with the master bedroom benefiting from an en-suite.

Your new abode also includes a spacious garage equipped with built in cupboards, loft storage and ample off road parking, featuring EV charging capabilities. Embrace sustainability with solar panels and an extra large battery, providing energy efficiency and peace of mind.

This property is well located being within a short distance of reputable schooling and local amenities.

Additionally this home is within a short distance of Braintree Town Centre and Braintree Train Station which provides direct links to London Liverpool street.

Furthermore, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Experience the perfect blend of modern design and eco-friendly living - don't miss your chance to call this magnificent property your own.

Entrance Hall

Stairs to first floor, double glazed window to the front aspect, Amtico flooring

Downstairs Cloakroom

Low level WC, pedestal hand wash basin, downlighters, radiator, Amtico flooring

Living Room

16' 5" x 11' 10" (5.00m x 3.61m)
Double glazed to front aspect, radiator.

Open Plan Kitchen/Family Room

25' 2" x 12' 9" (7.67m x 3.89m)
Inset sink unit with left hand drainer with cupboards under, hot tap, black marble working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, integrated fridgefreezer, integrated dishwasher, space for appliances, kettle tap, water softener, double glazed window to rear aspect

Double glazed 12ft bi-fold doors to the rear

aspect, understair storage cupboard, radiator, downlighters, Amitco flooring.

Utility Room

Inset sink unit with cupboard under, black marble working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, space for appliances, downlighters, Amtico flooring.

First Floor Landing

Loft access, radiator.

Loft Space

Fully boarded, retractable ladder.

Bedroom One

13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed window to the front aspect, built in double mirror front wardrobes, vaulted ceiling, radiator.

En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, downlighters, tiled floor, double glazed window to the side aspect.

Bedroom Two

13' 5" x 9' 4" max (4.09m x 2.84m max)

Double glazed window to the front aspect, built in double wardrobe, vaulted ceiling, radiator.

Bedroom Three

11' 4" x 9' 10" (3.45m x 3.00m)

Double glazed window to the rear aspect, radiator, vaulted ceiling.

Bedroom Four

9' 1" x 7' 6" (2.77m x 2.29m)

Double glazed window to the rear aspect, radiator, vaulted ceiling.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with shower unit above, heated towel rail, mirror fronted unit, downlighters, vaulted ceiling, double glazed window to the side aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, decked area, power point, gate providing access to the driveway, shed to remain, courtesy door to the garage.

Garage

The rear of the garage benefits from working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, space for appliances.

Power and light connected, fully insulated. Tongue and groove flooring.

Additionally the garage loft has been boarded and has a retractable ladder.

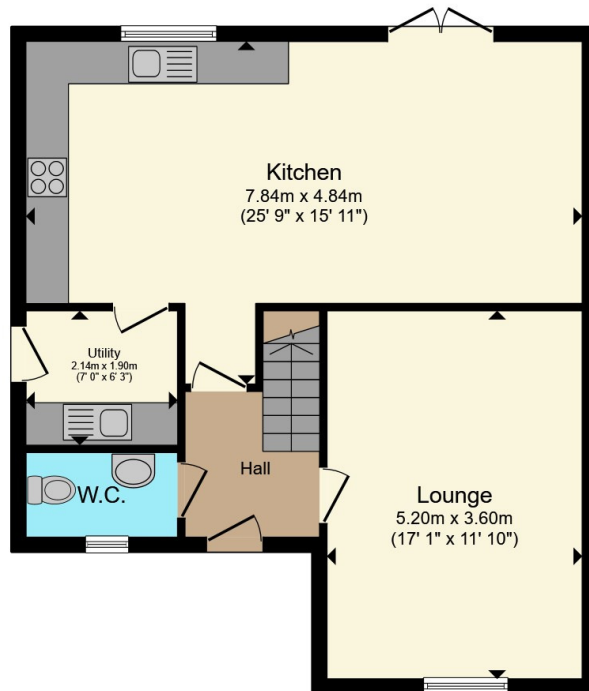
Agents Notes

This property benefits from solar panels with extra large battery capacity as well as an EV charging point.

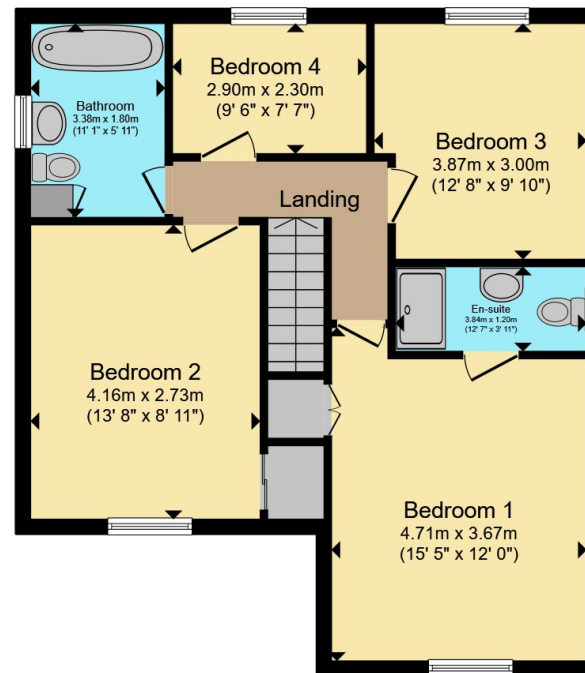








Ground Floor



First Floor

Total floor area 124.2 m² (1,337 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

Connells

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
BRAINTREE CM7 1TX

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308604



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BRT308604 - 0003