



**St. Peters Close, Braintree, CM7 9AW**



**welcome to**

**St. Peters Close, Braintree**

\*\* GUIDE PRICE £800,000 - £900,000 \*\* William h brown are pleased to offer this stunning six bedroom detached family home situated in sought after location in the heart of Braintree in a quiet cul-de-sac within walking distance to Braintree town centre and Railway station.



### **Hallway**

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

### **Ground Floor Cloakroom**

WC. Wall mounted hand wash basin.

### **Lounge**

13' 9" x 23' 9" ( 4.19m x 7.24m )

Double glazed window to side aspect. Double glazed bi-fold doors to rear garden. Feature fireplace. Radiator.

### **Kitchen**

16' 1" x 22' 8" ( 4.90m x 6.91m )

Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps Plumbing and space for range cooker. Over head extractor fan. Integrated dishwasher. Under counter and plinth lighting. Breakfast bar. Double glazed bi-fold doors to rear garden. Radiator.

### **Uility Room**

8' 4" x 11' 7" ( 2.54m x 3.53m )

L'Shaped. Double glazed window to rear aspect. Double glazed door leading to rear garden. Wall mounted boiler. Stainless steel sink. Plumbing and space for washing machine. Space for fridge freezer.

### **Dining Room**

12' 1" x 17' 2" into bay ( 3.68m x 5.23m into bay )

Double glazed bay window to front aspect. Feature fireplace. Radiator.

### **Landing**

Double glazed window to front aspect. Loft access. Feature fireplace. Radiator. Doors leading to:-

### **Bedroom One**

17' 2" max x 12' 3" max ( 5.23m max x 3.73m max )

Two double glazed windows to rear aspect. Radiator. Door leading to:-

### **En-Suite**

2' 7" x 7' 11" ( 0.79m x 2.41m )

Walk in shower. Low level WC. Hand wash basin.

### **Bedroom Two**

17' 5" max x 13' 9" max ( 5.31m max x 4.19m max )

Two double glazed windows to rear aspect. Radiator. Door leading to:-

### **En-Suite**

11' 3" x 7' 1" ( 3.43m x 2.16m )

Roll top bath. Vanity unit with double sink. Low level WC. Heated towel rail.

### **Bedroom Three**

13' 9" x 8' 6" ( 4.19m x 2.59m )

Double glazed window to front aspect. Radiator.

### **Bedroom Four**

12' 6" x 9' 10" ( 3.81m x 3.00m )

Double glazed window to rear aspect. Radiator

### **Bedroom Five**

9' 5" x 13' 1" ( 2.87m x 3.99m )

Double glazed window to side aspect. Radiator

### **Bedroom Six**

12' x 7' ( 3.66m x 2.13m )

Double glazed window to front aspect. Radiator.

### **Bathroom**

9' 6" x 7' 3" ( 2.90m x 2.21m )

Obscure double glazed window to front aspect. Side panel bath with hot and cold mixer tap and shower attachment. Vanity hand wash basin. Low level WC. Double walk in shower cubicle. Heated towel rail. Fully tiled walls.

### **Garden**

Beautiful landscaped large rear garden. Decked seating area and remainder laid to lawn. An array for mature trees and shrub borders. Large covered outbuilding entertainment area consisting of bar, BBQ area, wood burner and seating. Enclosed by panel fencing, Shed. Side access gate.

### **Parking**

Block paved driveway providing off street parking for multiple cars leading to double garage.

### **Garage**

18' 4" max extending to x 23' max ( 5.59m max extending to x 7.01m max )

Integral double garage with up and over doors. Power and lighting.



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## St. Peters Close, Braintree

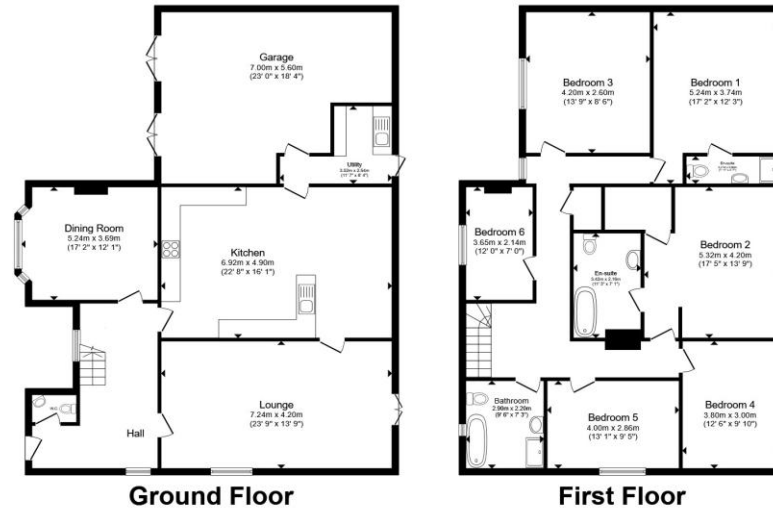
- Detached House
- Six Bedrooms
- En-Suites & Family Bathroom
- Decorated to a High Standard
- Covered Outbuilding Bar / Entertainment Area

Tenure: Freehold EPC Rating: D

Council Tax Band: F

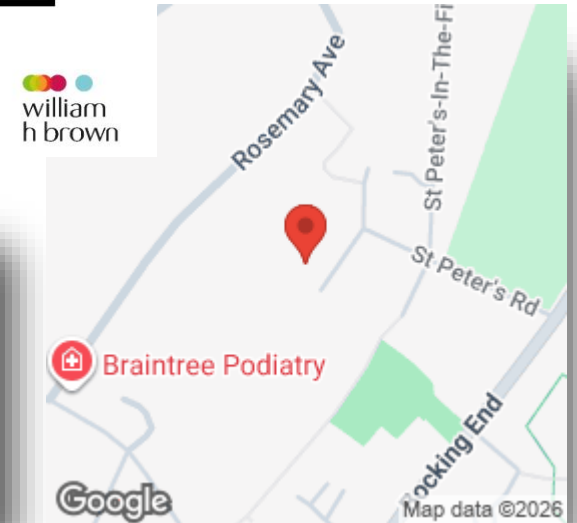
guide price

**£800,000 - £900,000**



Total floor area 275.8 m<sup>2</sup> (2,969 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110241 - 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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