



Connells

Courtauld Road
Braintree



Property Description

This executive four-bedroom detached family home offers a blend of luxury, space, and unique features, perfectly designed for modern family living. Set back from the road, this impressive residence provides a commanding presence and an abundance of living space across two floors.

The welcoming entrance hall leads into a versatile array of living spaces, featuring three distinct reception rooms and a conservatory that offer flexibility for a home office, formal dining, or relaxed family lounging. The heart of the home is the spacious kitchen/diner, complemented by a dedicated utility room for added convenience. A downstairs cloakroom completes the ground floor accommodation.

The first floor offers a family bathroom and four well-proportioned bedrooms, with the master bedroom being a true retreat featuring a private dressing area, a luxury en-suite, and direct access to a private roof terrace. An additional en-suite services bedroom two.

The property is approached via a block paved driveway providing ample off-street parking for four vehicles, leading to an integral garage. To the rear, the home boasts an ample-sized mature garden with a summer house, fishpond, shed and green house to rear. A notable and rare addition to this property is the inclusion of a secure WW2 bunker, offering an unconventional layer of peace of mind or unique storage potential.

Location in a sought after area, this home is

close to Braintree Town Centre and Braintree Train Station.

Entrance Hall

Marble tiled flooring, mahogany staircase leading to first floor, double glazed window to front aspect, radiator

Cloakroom

Low level WC, hand wash basin

Lounge

22' x 20' (6.71m x 6.10m)

Gas fireplace, double doors to conservatory, two radiators, double glazed window to rear aspect

Conservatory

17' 11" x 10' 6" (5.46m x 3.20m)

Part UPVC and part brick construction with electric blinds to roof, two electric heaters, double glazed french doors to rear garden

Snug

11' 10" x 9' (3.61m x 2.74m)

Double doors to conservatory, double glazed window to side aspect, radiator

Utility Room

8' 2" x 8' 2" (2.49m x 2.49m)

Inset butler sink with work top and range of low level cupboards, space for washing

machine and tumble dryer, door to side aspect for garden access, window to rear aspect

Kitchen

24' 3" x 14' 1" (7.39m x 4.29m)

Granite work surfaces incorporating twin bowl sinks and drainer to right, a matching range of wall mounted units with further drawers and cupboards under, breakfast bar. Rangemaster double oven with gas hob, space for American fridge/freezer, integrated dishwasher, electric fire to dining area, double glazed windows to side and rear aspects.

Dining Room

15' 5" x 12' 5" (4.70m x 3.78m)

Electric fire place, radiators, bay windows to front aspect

Landing

Airing cupboard, loft access, radiator

Bedroom One

21' 4" x 12' 6" (6.50m x 3.81m)

window to rear aspect, double door to dressing room, radiator

Dressing Room

Built-in wardrobes, door to balcony over looking rear garden

Ensuite

Underfloor heating, low level WC, walk in shower, vanity sink unit, window to rear aspect

Bedroom Two

15' 5" x 11' 2" (4.70m x 3.40m)

Built in wardrobe, bay window to front aspect, radiator

Ensuite

Low level WC, pedestal hand wash basin, shower cubicle with power shower, radiator

Bedroom Three

12' 5" x 10' 6" (3.78m x 3.20m)

Built-in wardrobe, cupboard housing boiler, window to rear aspect, radiator

Bedroom Four

11' 10" x 6' 7" (3.61m x 2.01m)

Window to front aspect, radiator

Dressing Room/Bedroom Five

12' 2" x 7' 6" (3.71m x 2.29m)

Built-in wardrobes, windows to front and side aspects

Family Bathroom

Low level WC, vanity wash hand basin with tiled splash back and fitted storage cupboard above, panelled bath with power shower over, heated towel rail, two UPVC windows to side aspect.

Rear Garden

Enclosed by fencing. Commences with a patio then the rest of the garden is mainly laid to lawn with mature trees, raised beds and shrubs, Summer House and shed both with









Total floor area 232.2 m² (2,499 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: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308763



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: BRT308763 - 0009