



Northampton Close, Braintree, CM7 9FG

welcome to

Northampton Close, Braintree

William H Brown are delighted to present this substantial four bedroom detached family home, occupying one of the largest plots within a quiet and highly regarded residential close in Braintree and offering generous living accommodation throughout, excellent frontage, and a double garage.



Hallway

Storage cupboard. Stairs rising to first floor. Engineered oak flooring. Inset spot lights. Radiator. Doors leading to:-

Dining Room

12' 2" x 9' 10" (3.71m x 3.00m)
Double glazed window. Radiator. Engineered oak flooring.

Ground Floor Wc

Obscure double glazed window, Low level WC. Vanity hand wash basin. Radiator. Engineered oak flooring.

Kitchen / Diner

10' 10" x 19' 5" (3.30m x 5.92m)
Double glazed window. 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. Built in double oven. Electric hob. Overhead extractor fan. Space for American style fridge freezer. Integrated dishwasher and washing machine. Radiator. Double glazed French doors to rear garden.

Lounge

18' 4" x 11' 2" (5.59m x 3.40m)
Double glazed windows. Double glazed French doors to rear garden. Feature fireplace. Carpets. Radiator.

Study

7' 10" x 11' 10" (2.39m x 3.61m)
Double glazed window. Radiator. Engineered oak flooring.

Landing

Loft access. Storage cupboard. Carpets. Doors leading to:-

Bedroom One

14' 1" x 17' 9" (4.29m x 5.41m)
L'Shaped. Double glazed windows. Radiator. Built in wardrobes. Carpets. Leading to:-

En-Suite

7' 3" x 8' 10" max (2.21m x 2.69m max)
Obscure double glazed window. Double shower cubicle. Low level WV. Vanity hand wash basin. Extractor fan. Tiled flooring. Part tiled walls.

Bedroom Two

11' 10" to wardrobes x 9' 10" (3.61m to wardrobes x 3.00m)
Double glazed window. Radiator. Carpets. Built in wardrobes.

Bedroom Three

10' 10" to wardrobes x 9' 6" (3.30m to wardrobes x 2.90m)
Double glazed window. Radiator. Carpets. Built in wardrobes.

Bedroom Four

7' 10" x 11' 11" max (2.39m x 3.63m max)
Double glazed window. Radiator. Carpets.

Bathroom

7' 3" x 7' 3" (2.21m x 2.21m)
Obscure double glazed window. Side panel bath with overhead shower. Low level WC. Vanity hand wash basin. Extractor fan. Heated towel rail. Tiled flooring. Part tiled walls

Garden

Landscaped rear garden with large paved patio seating area with raised brick flower beds. Remainder laid to lawn. Side access gate. Enclosed by panel fencing.

Parking

Driveway providing off street parking leading to double garage.

Double Garage

17' 1" x 16' 9" (5.21m x 5.11m)
Up and over doors. Power and lighting.



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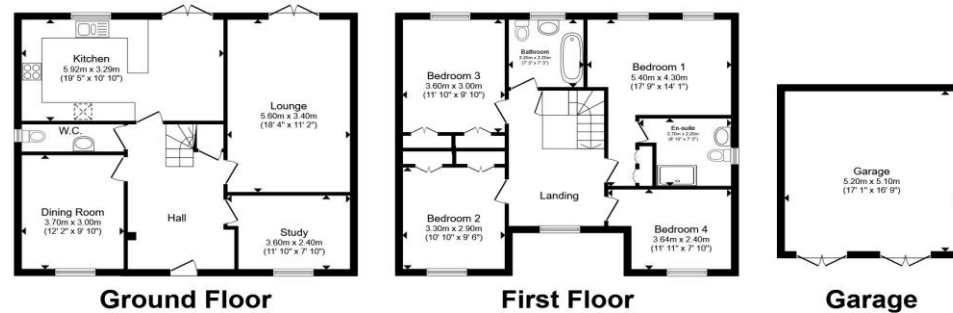
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Northampton Close, Braintree

- Double garage with large private driveway
- Study and separate dining room
- One of the largest plots on the development
- Excellent potential to extend (subject to planning permission)
- Substantial four bedroom detached home

Tenure: Freehold EPC Rating: C

Council Tax Band: F



£550,000

Total floor area 177.1 m² (1,906 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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Property Ref:
BTR110641 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk

Please note the marker reflects the postcode not the actual property