BRANOCS ESTATES



10 DOVEHOUSE YARD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

** NO ONWARD CHAIN ** Situated within the exclusive "Dovehouse Yard" this enviable and unique family home offers SPACE APLENTY for the growing family, with FOUR DOUBLE BEDROOMS, including a stunning 27' Master Bedroom Suite with Dressing Room, two EN-SUITE bathrooms, a generous open plan KITCHEN/FAMILY room, UTILITY ROOM, and externally offering a low maintenance garden and driveway with CAR PORT. Location is everything with this spacious property, being within a stones throw of Braintree Station, and backing onto the renowned FLITCH WAY, as well as being within walking distance of Town Centre amenities. An internal inspection is the only way to truly appreciate the space on offer.

** GUIDE PRICE £425,000 - £450,000 **







GROUND FLOOR

Entrance Porch
Stairs rising to first floor, doors to;

Laundry Room
Double glazed window to side aspect, spaces for appliances, door to;

Cloakroom
Wall mounted hand wash basin, WC, obscure double glazed window to rear.

Open Plan Living Area Comprising Of; 27'7" x 15'0" (8.42 x 4.58)

Kitchen
Matching wall & base units with central island, sink with mixer tap integral eye level double oven, space for American fridge/ freezer, two double glazed windows & door to rear

Living Room
French doors leading to patio, double glazed window to side, radiator,

FIRST FLOOR

Landing
Carpet flooring, double glazed window to front aspect, stairs rising to second floor, doors to;

Bedroom Two 14'10" x 13'9" (4.54 x 4.20)
Carpet flooring, radiator, Juliette balcony to side aspect, door to;

En-suite
Shower enclosure, wall mounted hand wash basin, WC, obscure double glazed window to side aspect, heated towel rail.

Bedroom Three 14'10" x 13'1" (4.54 x 3.99)
Carpet flooring, two radiators, two double glazed windows to rear aspect.

Bedroom Four 13'1" x 9'8" (3.99 x 2.97)
Carpet flooring, radiator, Juliette balcony to front aspect

Bathroom
Bath with shower over, hand wash basin, WC, heated towel rail, obscure double glazed window to rear.

SECOND FLOOR

Master Suite Comprising Of;

Landing
Carpet flooring, two double glazed windows to front, radiator.

Master Bedroom 27'4" x 12'10" (8.34 x 3.93)
Carpet flooring, double glazed windows to side & rear aspects, radiator, storage cupboard.

Dressing Area 8'11" x 5'6" (2.73 x 1.69)
Carpet flooring, range of fitted wardrobes.

En-Suite
Shower enclosure, wall mounted hand wash basin, WC, heated towel rail, obscure double glazed window to rear.

EXTERIOR

Garden
Paved patio area, L-shaped garden to lawn, gate to front

Driveway
Stone shingled driveway to side

NOTES

The property can be found within the private "Dovehouse Yard" development, which offers a further communal garden area to front, with additional visitor parking bays on site. The property is available FREEHOLD, whilst residents pay an annual Estate Charge for the upkeep of the communal areas, which is currently approximately £250 per annum. Intending purchasers are advised to verify the Estate Charge with their legal representatives prior to exchange of contracts.

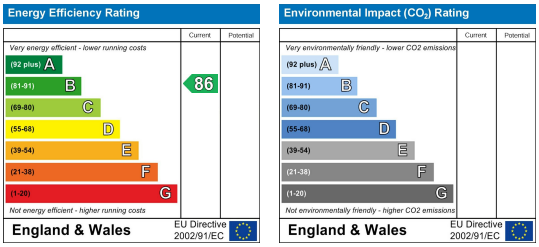
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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