

Deerleap Way, Braintree, CM7 9FH

william h brown

welcome to

Deerleap Way, Braintree

GUIDE PRICE £400,000 - £425,000 William H Brown are pleased to offer this four/five bedroom detached family home, situated within the sought-after Kings Park Village development and located within walking distance of Lyons Hall Primary School, Tesco Superstore, and the Blackwater Nature Reserve.













Hallway
Stairs rising to first floor. Carpets.

Lounge
17' 1" x 10' 10" (5.21m x 3.30m)
Double glazed window. Feature fireplace. Radiator. Carpets. Doors leading to:-

Dining Room
9' 6" x 10' 6" (2.90m x 3.20m)
Radiator. Carpets. Double glazed French doors to rear garden. Door leading to:-

Kitchen
9' 6" x 11' 4" (2.90m x 3.45m)
Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring electric hob. Overhead extractor fan. Integrated dishwasher. Space for fridge freezer. Radiator. Door leading to:-

Utility Room
6' 3" x 7' 10" (1.91m x 2.39m)
Double glazed window and door. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for washing machine. Wall mounted boiler. Door leading to:-

Ground Floor Wc
Obscure double glazed window. Low level WC. Hand wash basin. Radiator.

Study / Bedroom Five
16' 5" x 8' 5" (5.00m x 2.57m)
Double glazed window. Radiator. Carpets. Door leading to:-

Shower Room
8' 10" x 7' 10" (2.69m x 2.39m)
Obscure double glazed window. Shower area. Pedestal hand wash basin. Low level WC. Radiator. Door leading to:-

Store
6' 7" x 7' 10" (2.01m x 2.39m)

Landing
Radiator. Carpets. Loft access. Doors leading to:-

Bedroom One
14' 6" to storage cupboard x 10' 6" max (4.42m to storage cupboard x 3.20m max)
Double glazed window. Radiator. Carpets. Storage cupboards. Door leading to:-

En-Suite
5' 7" x 5' 7" (1.70m x 1.70m)
Obscure double glazed window. Enclosed shower cubicle. Low level WC. Wall mounted hand wash basin.

Bedroom Two
9' 1" x 11' 1" (2.77m x 3.38m)
Double glazed window. Radiator. Carpets.

Bedroom Three
8' 4" max x 8' 6" (2.54m max x 2.59m)
Double glazed window. Radiator. Carpets.

Bedroom Four
7' 9" + recess x 8' 2" + recess (2.36m + recess x 2.49m + recess)
Double glazed window. Radiator. Carpets.

Bathroom
8' 4" x 5' 3" (2.54m x 1.60m)
Obscure double glazed window. Side panel bath. Pedestal hand wash basin. Low level WC. Radiator.

Garden
Paved patio area. Remainder laid to lawn. Shed. Enclosed by panel fencing and hedge.

Parking
Driveway providing off street parking.

welcome to

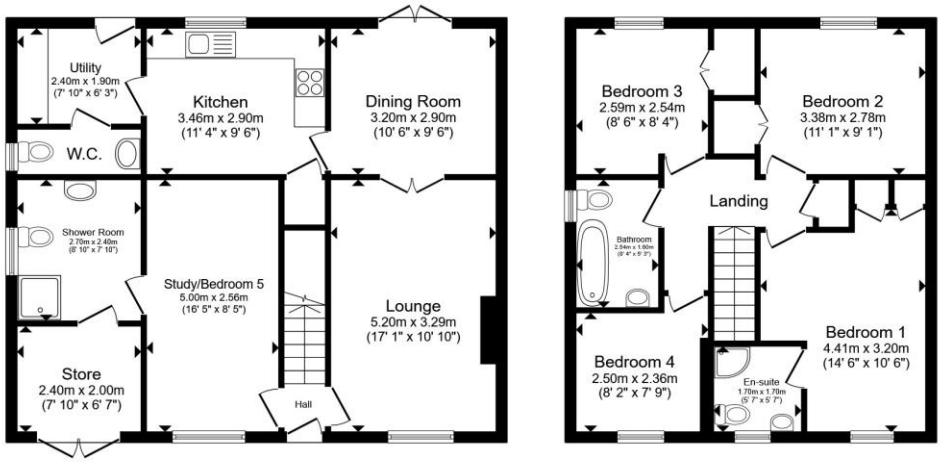
Deerleap Way, Braintree

- Four / Five Bedroom Detached House
- Popular Kings Park Development
- Walking Distance to Nature Reserve
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£400,000 – £425,000



Total floor area 128.2 m² (1,379 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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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BTR110091 - 0003

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