



Connells

Gulls Croft
BRAINTREE



Property Description

****Guide Price £500,000-£525,000****

Step into a world of elegance and comfort with this beautifully maintained detached family residence. Every corner of this exceptional home radiates charm and sophistication.

The heart of the home lies a magnificent open plan kitchen/family area, convenience is key with a dedicated utility room and cloakroom. The living room offers an inviting atmosphere, while a separate study provides a tranquil retreat.

Ascend to the first floor, where a stylish family bathroom and four well appointed bedrooms await with the master bedroom benefiting from an en-suite. The stunning vaulted ceiling graces the landing, adding a touch of grandeur to your everyday life.

Parking is a breeze with off-road space designed for modern lifestyles, including EV charging station.

This modern home is situated in close proximity to the reputable 'Lyons Hall Primary School' and 'Beckers Green Primary School'. Additionally a Tesco Superstore is within a stones throw.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the

A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities.

Entrance Hall

Stairs leading to the first floor, radiator, under floor heating.

Downstairs Cloakroom

Low level WC, vanity hand wash basin with cupboard under, under floor heating.

Study

Double glazed window to the front aspect with blinds, downlighters, radiator, under floor heating.

Living Room

Double glazed bay window to the front aspect with fitted blind, two radiators, downlighters.

Open Plan Kitchen/Diner Area

Inset butler sink with cupboards under, Quooker boiling water tap, Dekton work surfaces to the side with a matching range of wall mounted units with further drawers and

cupboards under, integrated double oven, microwave, hot plate, hob and extractor fan, integrated dishwasher, incinerator, space for American style fridge-freezer, breakfast bar, downlighters. Double glazed bi-fold doors to the side and rear aspects with electric blinds, wood burner, storage cupboard enclosing boiler, under floor heating.

Utility

Working surface to the side with matching units, space and plumbing for appliances, under floor heating.

First Floor Landing

Vaulted ceiling, velux window, loft access, storage cupboard, radiator.

Bedroom One

Double glazed window to the front aspect with fitted blind, radiator, downlighters.

En-Suite Shower Room

Enclosed WC and hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to the side aspect.

Bedroom Two

Double glazed window to the front aspect with fitted blind, storage cupboard, downlighters, radiator.

Bedroom Three

Double glazed window to the rear aspect with fitted blind, radiator, downlighters.

Bedroom Four

Double glazed window to the rear aspect with fitted blind, radiator.

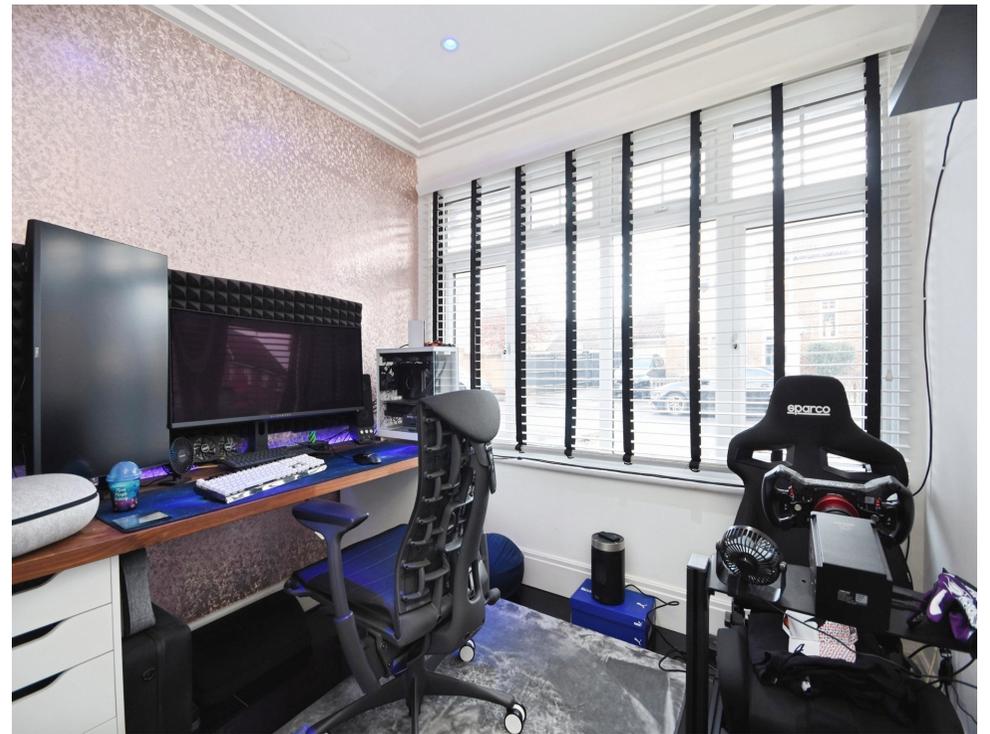
Family Bathroom

Low level WC, pedestal hand wash basin, roll top bath with shower attachment, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden being astro-turfed, shed to remain, decked area.









Ground Floor



First Floor

Total floor area 138.3 m² (1,489 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



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: C Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308591



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: BRT308591 - 0005