



Bawn Close, Braintree, CM7 9AY

welcome to

Bawn Close, Braintree

GUIDE PRICE £475,000 - £525,000 - A stunning four-bedroom detached home in a quiet cul-de-sac off historic Bradford Street! Just a short stroll to Braintree town centre and railway station. Don't miss this incredible opportunity—William H Brown invites you to view today!



Entrance Hall

Stairs rising to first floor landing and understairs storage cupboard, further cloak cupboard, wall mounted radiator, wall mounted and ceiling lighting, oak flooring, doors leading to:

Lounge

20' x 11' 11" (6.10m x 3.63m)

With large picture window to front, large opening to family room and twin doors through to dining room. Feature stone fireplace and hearth with log burner reveal, oak flooring,

Family Room

16' 7" x 11' 11" (5.05m x 3.63m)

Double glazed French doors and windows leading out to garden and further double glazed window to side, Velux windows to a vaulted ceiling, wall mounted lighting, wall mounted radiator, oak flooring.

Dining Room

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window to rear, ceiling lighting, wall mounted radiator, oak flooring.

Kitchen / Breakfast Room

13' 6" x 9' 11" (4.11m x 3.02m)

Large double glazed window to rear, inset ceiling downlighting, wall mounted radiator, tiled flooring. Kitchen comprising an array of eye-and-base level cupboards and drawers with complementary bamboo square-edged worksurface, glazed splashback, twin bowl porcelain butler style sink with mixer tap, integrated double oven, recess power and plumbing for large fridge-freezer, 5-ring electric hob with stainless steel extractor fan above, walk-in pantry, integrated dishwasher, door to;

Entrance Hall / Utility Area

Ceiling lighting, panel and glazed door and sidelight to side and door to a utility cupboard with recess power and plumbing for washing machine, wall mounted boiler.

Ground Floor Cloakroom

Obscure double glazed window to front, low level WC with integrated flush, corner space-saving wash hand basin with mixer tap and tiled splashback above and storage beneath, ceiling lighting, wall mounted radiator, tiled flooring.

First Floor Landing

Large double glazed window to front, ceiling and wall mounted lighting, wall mounted radiator, oak flooring. Airing cupboard housing hot water cylinder and slatted shelves. Access to loft with pull-down ladder, fully boarded with power, lighting and shelving.

Bedroom One

9' 11" x 9' 1" (3.02m x 2.77m)

Double glazed window to rear, two built-in storage wardrobes, large window to rear, ceiling lighting, wall mounted radiator, oak flooring, twin doors to;

En-Suite

Obscure window to rear aspect, a fully aqua boarded walk-in shower with integrated shower, low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap, full aqua board surround, extractor fan, inset ceiling downlighting with an automatic sensor, electric shaving point, tiled flooring.

Bedroom Two

11' 10" x 11' 7" (3.61m x 3.53m)

Double glazed large window to side, ceiling lighting, wall mounted radiator, array of built-in furniture, oak flooring.

Bedroom Three

11' 10" x 8' (3.61m x 2.44m)

Double glazed large window to front, ceiling lighting, wall mounted radiator, oak flooring.

Bedroom Four

10' 2" x 8' (3.10m x 2.44m)

Double glazed large window to front, ceiling lighting, built-in storage cupboard, wall mounted radiator, oak flooring.

Bathroom

Two obscure windows to rear, 5-piece suite with panel enclosed bath with mixer tap and shower attachment over, low level WC with integrated flush, bidet with mixer tap, vanity mounted wash hand basin with mixer tap and tiled splashback and vanity mirror above, storage beneath, aqua boarded walk-in glazed shower cubicle with integrated shower, half aqua boarded surround, contemporary chromium heated towel rail, inset ceiling downlighting, extractor fan, , tiled flooring.

Front Garden

The front of the property is approached via a block paved driveway supplying parking for at least 2-3 vehicles with a well stocked mature flower bed, step down to front door and personnel gates to either side of the property. The property also enjoys an en-bloc garage with parking space in front.

Rear Garden

Split into three sections, all retained by close boarded fencing. The initial morning area is laid to patio, lawn and well-stocked flower beds, with outside lighting and water point. Moving through to the middle section with raised pond and water feature, laid to lawn and well-stocked flower beds, paved pathways leading to driveway and garage that in turn enjoys power, lighting and additional water point. Further pathway and archway leading into the entertaining garden with oriental bamboo hut with seating and covering, additional lighting, lawn with path leading to rear of the garden with mature shrub and herbaceous and tree beds, large children's Wendy house with power and lighting. Access to garage from garden.

Garage

15' 7" x 8' 7" (4.75m x 2.62m)



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welcome to

Bawn Close, Braintree

- 4 Bedroom, Detached House
- Cul-De-Sac Location
- En-Suite Bathroom
- Vaulted Family Room
- Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: C

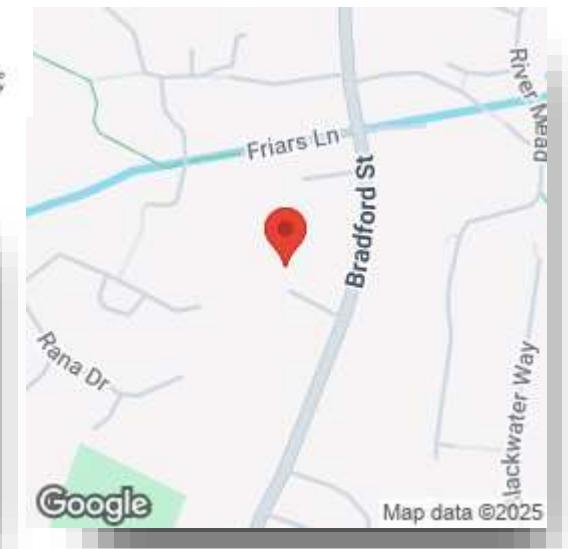
Council Tax Band: E

guide price

£475,000 - £525,000



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.localagent.com



Please note the marker reflects the postcode not the actual property



Property Ref:
BTR109492 - 0003

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