HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS



Bowtell Close

Freehold
Tax Band: E

Braintree, CM7 2BW

Asking Price £625,000

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Boasting a BEAUTIFUL 18' DUAL ASPECT KITCHEN DINER and a STUDY/SNUG/PLAY ROOM is this immaculate, modern detached family home, still under new home's warranty! Further offering an 18' DUAL ASPECT LOUNGE, utility room, FOUR DOUBLE BEDROOMS with an EN SUITE to the master, a GARAGE (part converted into GYM/OFFICE) with driveway parking for two vehicles, and a private rear garden. Set in an enviable position OVERLOOKING GREENSWARD and ideally situated close to all local shops/amenities and popular schools - Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Call Hamilton Piers to view!







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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

LOUNGE:
18'8 x 12'2 (5.69m x 3.71m)
Double glazed window to front aspect, French doors to rear aspect, radiators.

STUDY / SNUG / PPAY ROOM:
11'0 x 9'9 (3.35m x 2.97m)
Double glazed windows to front and side aspect, radiator, Amtico flooring.

CLOAKROOM:
Inset WC, inset wash hand basin, radiator, Amtico flooring.

KITCHEN DINER:
18'7 x 15'0 (5.66m x 4.57m)
Double glazed windows to side and rear aspects, a series of fitted matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens, gas hob with extractor over, integrated fridge/freezer and dishwasher, breakfast bar, pantry cupboard, radiator, Amtico flooring.

UTILITY ROOM:
Fitted base units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine, radiator, Amtico flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, radiator, airing cupboard.

MASTER BEDROOM:
15'0 x 12'1 (4.57m x 3.68m)
Double glazed windows to side aspect, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, inset WC, inset wash hand basin, heated towel rail, Amtico flooring.

BEDROOM TWO:
12'2 x 9'9 (3.71m x 2.97m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:
10'11 x 9'9 (3.33m x 2.97m)
Double glazed window to front and side aspect, radiator, carpeted flooring.

BEDROOM FOUR:
12'2 x 8'8 (3.71m x 2.64m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin, heated towel rail, Amtico flooring.

EXTERIOR:

REAR GARDEN:
Garden enclosed by fencing and comprising a patio area across the immediate garden rear with remainder mainly laid to artificial turf, plant and shrub boarders, French doors leading to garage conversion, gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:
Set-back detached garage (part converted to Office/Gym) fitted with power, lighting and an up & over door. Driveway parking for 2 vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.





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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.