



**Connells**

Snowberry Court  
Braintree



## Property Description

Introducing a stunning four bedroom detached home nestled on the highly desirable 'Kings Park Development', accessible via a private road that redefines family living with its spacious layout and contemporary finishes.

This exceptional home has undergone a series of thoughtful enhancements, transforming it into an eco-conscious haven.

As you enter the property you are greeted by an inviting entrance hall which leads onto the heart of the home, the spacious living room. Additionally the ground floor benefits from a kitchen, dining room, conservatory and downstairs cloakroom.

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.

Externally the home enjoys a private garden, integral garage and off road parking for three vehicles.

Located in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer.

Furthermore a Tesco Superstore is within a short distance.

Additionally this property is within walking distance to the reputable school 'Lyons Hall Primary School' making it a great choice for families with children.

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

Don't miss out on this exceptional family home.

## Entrance Hall

Stairs leading to the first floor, radiator.

## Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator, double glazed window to the front aspect.

## Kitchen

10' 10" x 7' ( 3.30m x 2.13m )  
Inset stainless steel sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge-freezer and further appliances, radiator, double glazed window to the front aspect.

## Living Room

14' 8" x 10' 7" ( 4.47m x 3.23m )

Storage cupboard, radiator, electric fireplace, open access to the dining room

### Dining Room

11' x 8' 9" ( 3.35m x 2.67m )

Double glazed window to the rear aspect, radiator, door to the garage.

### Conservatory

11' x 7' 10" ( 3.35m x 2.39m )

Double glazed french doors to the side aspect, double glazed windows to the rear and side aspect.

### First Floor Landing

Loft access

### Bedroom One

12' 8" x 10' 6" ( 3.86m x 3.20m )

Double glazed window to the front aspect, radiator, two built in wardrobes.

### En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to side aspect.

### Bedroom Two

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to the rear aspect, radiator, built in wardrobe.

### Bedroom Three

8' 10" x 8' 10" ( 2.69m x 2.69m )

Double glazed window to the rear aspect, radiator, storage cupboard, built in wardrobe.

### Bedroom Four

9' x 7' ( 2.74m x 2.13m )

Double glazed window to the front aspect, radiator.

### Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower attachment, radiator, double glazed window to the side aspect.

### Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shrub and tree borders, side gate.

### Garage

16' 11" x 8' 2" ( 5.16m x 2.49m )

New door.

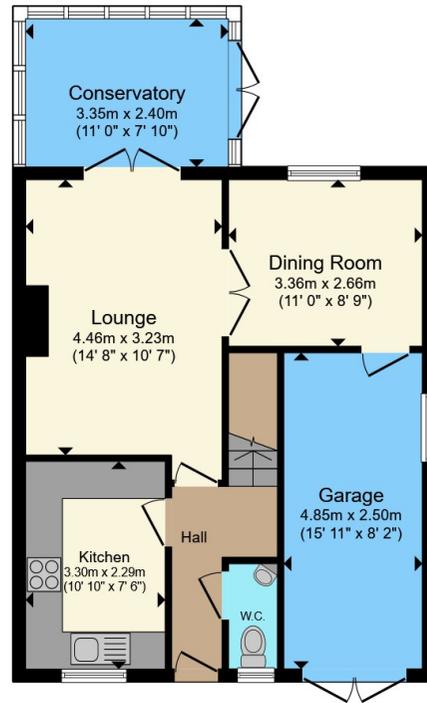
### Agents Notes

This home has under gone extensive upgrades including; a new combi boiler, new windows and doors throughout, new guttering, newly painted rendering, upgraded EPC rating, new carpets, new toilets, taps, extractor fans & kitchen sink, increased loft insulation, as well as the house being freshly painted.

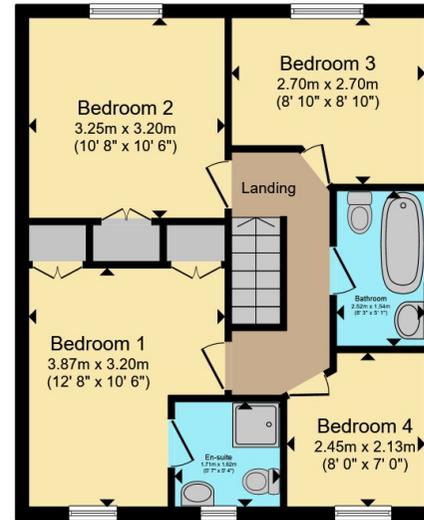








**Ground Floor**



**First Floor**

Total floor area 110.9 m<sup>2</sup> (1,193 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto: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/BRT308627](http://connells.co.uk/Property/BRT308627)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BRT308627 - 0002