



**Clay Pits, Braintree, CM7 3LP**



**william  
h brown**

**welcome to**

**Clay Pits, Braintree**

\*\* GUIDE PRICE £400,000 - £425,000 \*\* William H Brown area pleased to offer this four bedroom family home situated in the heart of the popular Marks Farm Development with living accommodation across three floors and giving easy access to Tesco's, Lyons Hall Primary, Playing Field and the A120.



### **Entrance Porch**

Door leading to

### **Ground Floor Cloakroom**

Low level WC. Hand wash basin. Radiator. Part tiled walls.

### **Lounge**

17' 11" max x 14' 1" max ( 5.46m max x 4.29m max )

Double glazed window to front aspect. Feature fireplace. Laminate flooring. Radiator. Stairs leading for first floor. Under stairs storage cupboard.

### **Kitchen**

10' 2" x 14' 1" ( 3.10m x 4.29m )

Double glazed window to rear aspect. Double glazed French doors leading to rear garden. Range of matching base and eye level units with work surface over incorporating stainless steel sink drainer with hot and cold mixer taps. Built in double oven. Four ring gas hob with overhead extractor fan. Integrated dishwasher. Plumbing and space for washing machine. Radiator. Tiled flooring.

### **First Floor Landing**

Door leading to:-

### **Bedroom One**

9' 6" to wardrobes x 14' max ( 2.90m to wardrobes x 4.27m max )

Double glazed window. Built in wardrobes. Radiator. Carpets. Door leading to:-

### **En-Suite**

4' 11" x 4' 11" ( 1.50m x 1.50m )

Obscure double glazed window. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Radiator. Laminate flooring.

### **Bedroom Two**

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window. Radiator. Carpets.

### **Bathroom**

5' 3" x 10' 6" ( 1.60m x 3.20m )

Side panel bath. Pedestal hand wash basin. Low level WC. Laminate flooring..

### **Second Floor Landing**

Doors leading to:-

### **Bedroom Three**

9' 6" x 14' ( 2.90m x 4.27m )

Restricted head height. Double glazed skyline windows. Radiator. Carpets.

### **Bedroom Four**

13' x 10' 10" ( 3.96m x 3.30m )

Restricted head height. Double glazed skyline windows. Radiator. Carpets.

### **Garden**

Commencing with covered decked seating area. Artificial lawn with gravel to side and paved area to rear. Enclosed by panel fencing.

### **Parking**

Driveway providing off street parking for two cars.

### **Garage**

20' x 12' ( 6.10m x 3.66m )

Accessed via the rear of the property.



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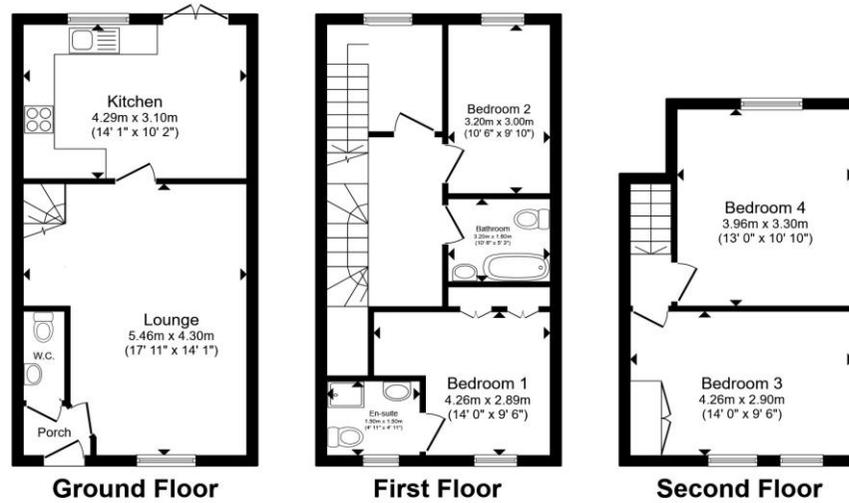
## Clay Pits, Braintree

- Four Bedroom Family Home
- Set over Three Floors
- Sought After Marks Farm Development
- Close to Lyons Hall Primary
- Well Presented Throughout

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

guide price

**£400,000 - £425,000**



Total floor area 103.0 m<sup>2</sup> (1,109 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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Property Ref:  
BTR110213 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



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Please note the marker reflects the  
postcode not the actual property