



**Norfolk Gardens, Braintree, CM7 9LE**



**welcome to**

**Norfolk Gardens, Braintree**

**\*\* GUIDE PRICE £450,000 - £475,000 \*\*** William H Brown are delighted to present this generously sized and beautifully maintained four-bedroom detached family home, located in a sought-after development within easy reach of local primary schools, shops, and the Blackwater Nature Reserve.



### **Hallway**

Double glazed window to side aspect. Radiator.  
Stairs to first floor

### **Lounge**

12' 5" x 11' 8" ( 3.78m x 3.56m )  
Double glazed bay window to front aspect. Radiator.  
Feature fireplace with electric fire.

### **Kitchen / Diner**

27' 7" x 12' ( 8.41m x 3.66m )  
Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a one and a half ceramic sink drainer with hot and cold mixer taps. Built in oven and microwave. Four ring gas hob with overhead extractor fan. Integrated dishwasher. Door and sliding patio doors leading to garden.

### **Utility Room**

Range of base and eye level units with work surface over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler.

### **Ground Floor Cloakroom**

Low level WC. Wall mounted hand wash basin.

### **Conservatory**

Double glazed windows all around. Double glazed French doors to rear garden.

### **Landing**

Storage cupboard. Doors leading to:-

### **Bedroom One**

13' 3" x 11' ( 4.04m x 3.35m )  
Double glazed window to front aspect. Radiator.

### **Bedroom Two**

12' 2" x 10' ( 3.71m x 3.05m )  
Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

10' 2" x 7' 5" ( 3.10m x 2.26m )  
Double glazed window to rear aspect. Radiator.

### **Bedroom Four**

8' 8" max x 7' 8" ( 2.64m max x 2.34m )  
Double glazed window to front aspect. Radiator.  
Storage cupboard.

### **Shower Room**

Obscure double glazed window to rear aspect. Walk in shower. Built in wall mounted hand wash basin and low level WC in an enclosed vanity unit. Wall mounted heated towel rail.

### **Garden**

Patio seating area then raised to a further patio area and lawn. Enclosed by panel fencing. Gated side access.

### **Parking**

Driveway providing off street parking leading to garage.

### **Garage**

10' 5" x 7' 5" ( 3.17m x 2.26m )  
Up and over door. Power and lighting



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## Norfolk Gardens, Braintree

- Four Bedroom Detached Family Home
- Well Presented
- Double Glazing
- Gas Central Heating
- Large Conservatory

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

guide price

**£450,000 - £475,000**



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.focalagent.com



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Property Ref:  
BTR109858 - 0003

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