



Broomfield Way, Braintree, CM7 2DA

welcome to

Broomfield Way, Braintree

William H Brown are pleased to offer this well presented four bedroom detached family home offering a perfect blend of contemporary style and situated on the highly sought-after Red Row Development.



Hallway

Stairs to first floor, double glazed window to the front aspect, Amtico flooring.

Ground Floor Cloakroom

Low level WC, pedestal hand wash basin, downlighters, radiator, Amtico flooring

Lounge

16' 5" x 11' 11" (5.00m x 3.63m)
Double glazed to front aspect, radiator.

Kitchen / Family Room

13' 2" max x 25' 3" max (4.01m max x 7.70m max)
Inset sink unit with left hand drainer with cupboards under, hot tap, black marble working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, integrated fridge freezer, integrated dishwasher, space for appliances, kettle tap, water softener, double glazed window to rear aspect.
Double glazed bi-fold doors to the rear aspect, under stair storage cupboard, radiator, downlighters, Amtico flooring.

Utility Room

7' 3" x 5' 7" (2.21m x 1.70m)
Inset sink unit with cupboard under, black marble working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, space for appliances, downlighters, Amtico flooring.

Landing

Loft access fully boarded, retractable ladder, radiator.

Bedroom One

14' into bay x 11' 10" to wardrobes (4.27m into bay x 3.61m to wardrobes)
Double glazed window to the front aspect, built in double mirror front wardrobes, radiator.

En-Suite

4' 1" x 7' 9" (1.24m x 2.36m)
Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, downlighters, tiled floor, double glazed window to the side aspect.

Bedroom Two

13' 6" x 9' 2" (4.11m x 2.79m)
Double glazed window to the front aspect, built in double wardrobe, radiator.

Bedroom Three

11' 7" max x 9' 10" max (3.53m max x 3.00m max)
Double glazed window to the rear aspect, radiator.

Bedroom Four

8' 2" x 9' 1" (2.49m x 2.77m)
Double glazed window to the rear aspect, radiator.

Bathroom

10' 8" x 59' (3.25m x 17.98m)
Low level WC, vanity hand wash basin with cupboard under, panelled bath with shower unit above, heated towel rail, mirror fronted unit, downlighters, vaulted ceiling, double glazed window to the side aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, decked area, power point, gate providing access to the driveway, shed to remain, courtesy door to the garage.

Garage

The rear of the garage benefits from working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, space for appliances.
Power and light connected, fully insulated. Tongue and groove flooring.
Additionally the garage loft has been boarded and has a retractable ladder.

Agent Note

This property benefits from solar panels with extra large battery capacity as well as an EV charging point.



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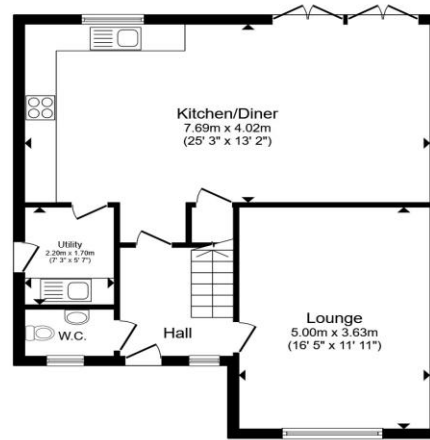
Broomfield Way, Braintree

- Four Bedroom Detached House
- En-Suite to Master
- Well Maintained Throughout
- Walking Distance to Town Centre
- Easy Access to A120 / A131

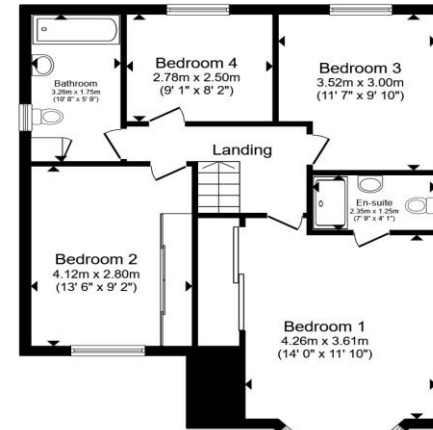
Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£575,000



Ground Floor



First Floor

Total floor area 129.2 m² (1,390 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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Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR110324 - 0003

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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.



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