



- Four bedroom detached house
- Individual build
- Study
- Underfloor heating throughout the ground floor
- Garage & ample off road parking
- Large South facing rear garden
- Three reception rooms
- Sought after location

## 266a Broad Road, Braintree, Essex. CM7 5NJ.

Occupying a fabulous plot with the rear garden measuring approximately 0.3 acres, Michaels Property Consultants are pleased to present to the market this individually built four bedroom detached house, situated on the ever sought after Broad Road in Braintree. Built to an excellent standard by a local developer in 2014, this impressive residence boasts an abundance of spacious living accommodation with reception rooms, as well as high quality finish throughout, offering a stylish and extremely versatile family home for a variety of prospective purchasers. In brief, the ground floor accommodation features an entrance hall that provides access to the first floor, a cloakroom, a study, a spacious lounge with a feature fireplace & Bi-fold doors to the rear garden, a formal dining room/snug, a fabulous kitchen/breakfast room with an excellent range of integrated appliances, and a separate utility room. .





# Property Details.

## Foyer



Part glazed entry door to front, Karndean flooring, underfloor heating, under stairs storage cupboard, stairs rising to the first floor, doors to;

## Cloakroom

Obscure double glazed window to side, Karndean tiled floor, underfloor heating, part tiled walls, WC, hand wash basin, extractor fan.

## Office



Double glazed bay window to front with fitted shutters, Karndean flooring, underfloor heating, internet connection.

## Dining Room



Double glazed bay window to front with fitted window shutter, Karndean flooring, underfloor heating.

## Living Room



Two double glazed bay windows to side, double glazed Bi-fold doors to the rear, Karndean flooring, underfloor heating, fireplace with ornate surround & tiled chimney breast, television & telephone point.

## Kitchen



Double glazed window to side, double glazed French doors to rear, underfloor heating, tiled floor, matching wall & base units with worktops over, centre island with wine cooler & worktops over, inset



# Property Details.

sink with side drainer unit, integrated oven & hob with extractor over, integrated fridge/freezer, dishwasher, microwave.

## Laundry

Double glazed door to side, base units with worktops over, inset sink with side drainer unit, space for appliances, wall mounted boiler.

## First Floor Landing

Loft access, door to airing cupboard, doors to;

## Primary Bedroom



Double glazed window to rear with fitted window shutter, radiator, built-in wardrobe, door to;

## En suite

Obscure double glazed window to side, heated chrome towel rail, luxury vinyl tiled floor, WC, hand wash basin, shower cubicle which is fully tiled, part tiled walls, extractor fan.

## Bedroom



Double glazed windows to front & side with fitted shutters, radiator, door to;

## En suite

Obscure double glazed window to side, heated chrome towel rail,

luxury vinyl tiled floor, WC, hand wash basin, shower cubicle which is fully tiled, part tiled walls, extractor fan.

## Bedroom

Double glazed window to front with fitted shutters, radiator, built-in wardrobe.

## Bedroom

Double glazed window to front with fitted shutters, radiator, built-in wardrobe.

## Bathroom

Obscure double glazed window to side, heated chrome towel rail, luxury vinyl tiled floor, WC, hand wash basin, panelled bath, part tiled walls, extractor fan.

## Rear Garden



The South facing rear garden commences with a paved patio area with the remainder of the garden laid to lawn, mature trees & shrubs, side access via a wooden gate, enclosed by panelled fencing, outside tap & lighting, door to garage.

## Garage

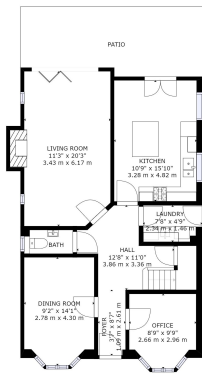
There is a single garage with up & over door, eves storage.

## Driveway

There is a driveway to front of the property that provides off road parking for 3 vehicles, there is also additional parking to side of the dwelling for multiple vehicles.

# Property Details.

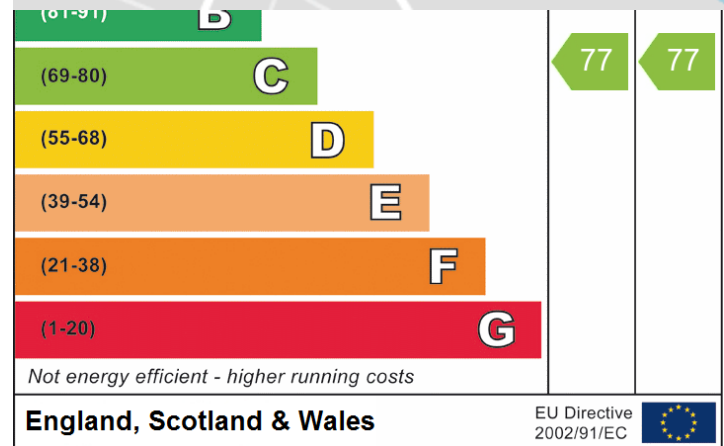
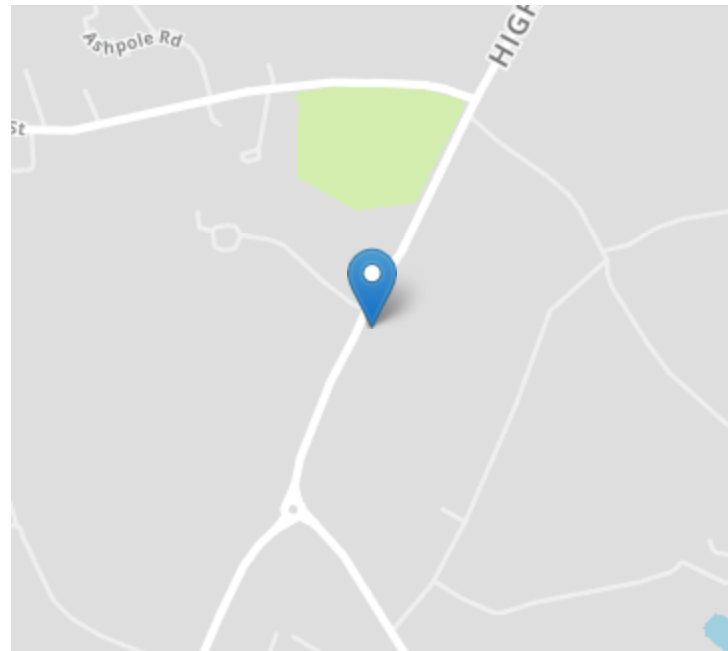
## Floorplans



GRAND INTERNAL AREA:  
FLOOR 1: 844 sq. ft. / 78.14 sq. m. FLOOR 2: 611 sq. ft. / 56.75 sq. m.  
TOTAL: 1455 sq. ft. / 134.89 sq. m.



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

