



## 14 Woodrush Close, Braintree, Essex. CM7 1FY.

Michaels Property Consultants are pleased to present this impressive and deceptively spacious four-bedroom family home, ideally situated within a modern and sought-after development. Built in 2012 by the well-regarded house builders George Tanner Ltd, the property is offered to the market for the first time and has been thoughtfully enhanced by the current owners to provide stylish and versatile living accommodation across three floors. Perfectly suited to modern family life, the home offers a low-maintenance lifestyle while being conveniently located within walking distance of the town centre, mainline railway station, and the popular Braintree Village, known for its range of designer outlets and dining options.

- Four Bedroom Family Home
- Presented To An Excellent Standard Throughout
- Accommodation Arranged Over Three Floors
- Refitted Cloakroom
- Integral Garage & Driveway Parking
- Refitted Family Bathroom & En-Suite To Master
- Landscaped Rear Garden
- Walking Distance To Town & Station
- Short Walk To Braintree Village
- Herringbone Amtico Flooring Throughout Ground-Floor



# Property Details.

## Ground Floor

Entrance Hall

W.C

Kitchen/Diner



17' 5" x 11' 2" (5.31m x 3.40m)

Integral Garage

19' 8" x 9' 10" (5.99m x 3.00m)

## First Floor

Sitting Room



17' 5" x 16' 0" (5.31m x 4.88m)

Bedroom One



12' 7" x 12' 2" (3.84m x 3.71m)

En-Suite



# Property Details.

## Second Floor

### Bedroom Two



13' 9" x 10' 3" (4.19m x 3.12m)

### Bedroom Three



14' 8" x 10' 1" (4.47m x 3.07m)

### Bedroom Four

11' 4" x 7' 0" (3.45m x 2.13m)

### Family Bathroom



## Outside

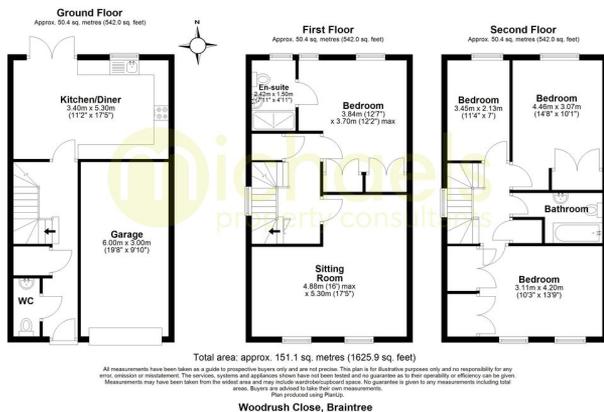
### Landscaped Rear Garden



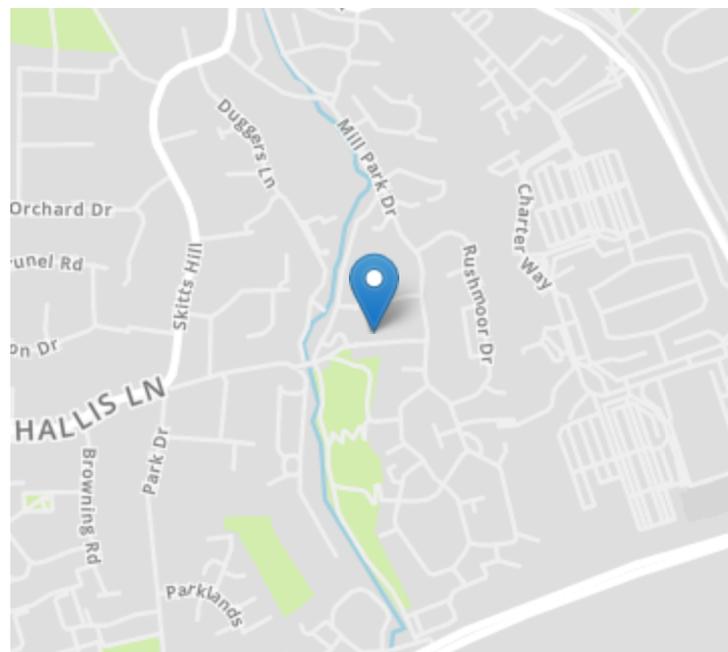
### Driveway To Front

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.