

**OUTSIDE:-**

To the front of the property there are established shrub borders all the way round the exterior of the walled boundary.

Off road parking for 2 cars plus tandem size GARAGE and side access to rear garden.

The rear garden has a patio area and is mostly laid to lawn. The garage is currently split for a spare RECREATION ROOM which is currently being used as a gym with additional power points & light. Partition

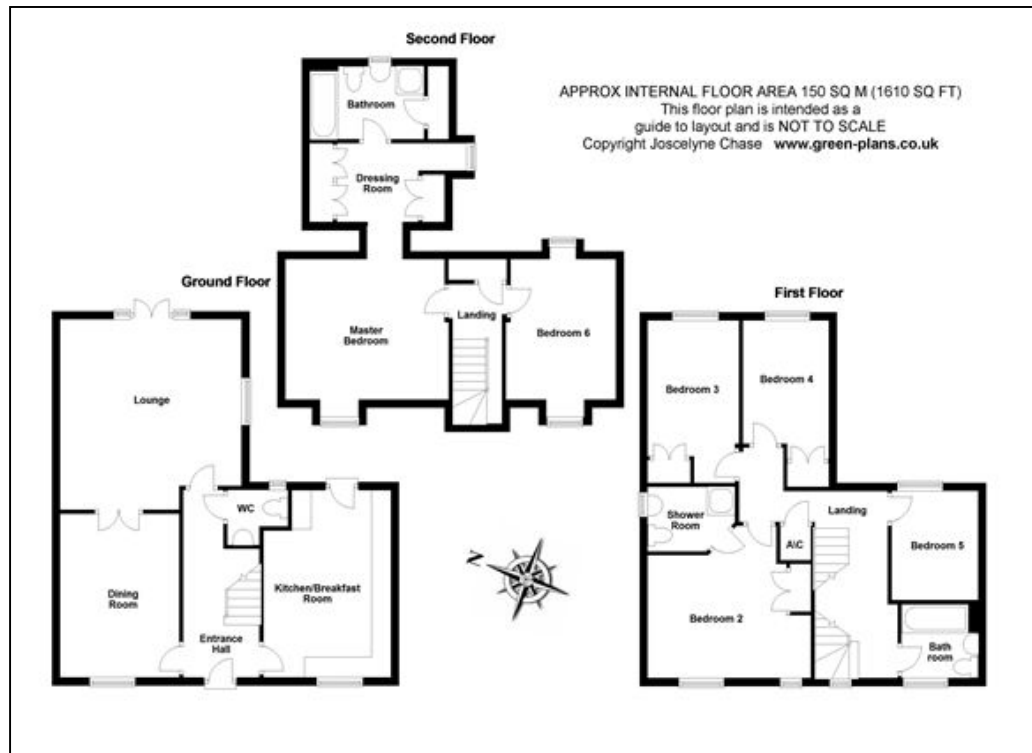
wall with doorway to SINGLE GARAGE with storage to the eaves. Up-and-over door with power & light.

**SERVICES:**

ALL MAIN SERVICES ARE CONNECTED TO THE PROPERTY

**Note:** We have not tested any of the services.

**VIEWING:** By appointment with the agents JOSCELYNE CHASE TEL: 01376 322222.



**FOR SALE**

**£299,999 Freehold**

For further information or to arrange a viewing please call 01376 322222

**4 PLAITERS WAY, BRAINTREE, ESSEX CM7 3AA**

WE ARE PLEASED TO OFFER THIS EXCEPTIONAL DETACHED PROPERTY WITH GOOD SIZED FAMILY ACCOMMODATION AND IDEALLY LOCATED WITHIN REACH OF BRAINTREE TOWN CENTRE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THESE PARTICULARS ARE PRESUMED TO BE CORRECT BUT JOSCELYNE CHASE DO NOT GUARANTEE THEIR ACCURACY

TO ARRANGE A VIEWING PLEASE CALL 01376 322222



- Entrance Hall
- Cloakroom
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 5 Bedrooms
- Study/Bedroom 6
- 2 En-Suites
- Family Bathroom
- Off Road Parking with Single Tandem Size Garage

[www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)



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### £299,999 Freehold

4 Plaiters Way is a modern detached family house split over three floors and offers good family sized accommodation. The property is situated within reach of all local amenities and the Braintree by-pass with access around the town to the Freeport Designer Village and the M11 to Stansted Airport. The market town of Braintree is within a short drive, which offers excellent shopping and schooling for all ages. There is also a branch line railway station to London (Liverpool Street).

The accommodation with approximate room sizes is as follows:-

#### ON THE GROUND FLOOR

**ENTRANCE HALL** with open under stairs storage space. Smoke alarm.

Radiator. Laminate flooring and door to -

**LOUNGE** 15' 2" x 15' (4600 x 4600). Double-glazed French doors to rear and double-glazed window to side. Laminate flooring. Feature gas fire with marble surround and wood mantle. T.V. point.

**DINING ROOM** 13' x 9' 8" (3900 x 2900). Double-glazed window to front. Radiator. Laminate floor. French doors leading through to lounge.

**KITCHEN/BREAKFAST ROOM** 15' 7" x 10' 4" (4700 x 3100). Double-glazed windows to front. Full range of Oak fronted wall and floor units with integrated fridge/freezer and dishwasher. Inset 1 ½ bowl sink with continuous worktop with tiled splash back. Space for washing machine. Tiled floor. Built in wine rack. Radiator. The boiler and electrics are housed within the cupboards.

**CLOAKROOM** with pedestal wash hand basin. W.C. Laminate flooring.

Double-glazed frosted window to rear. Half tiled walls.

#### ON THE FIRST FLOOR

**LANDING** with double-glazed window to front. Airing cupboard. Smoke alarm

**BEDROOM 2** 13' 1" x 12' 4" (3900 x 3700). Double-glazed window to front. Radiator. Carpet. Built in double wardrobe. Door to -

**EN-SUITE** with double-glazed frosted window to side. W.C. Pedestal wash hand basin. Extractor fan. Single shower with tiled surround. Vinyl flooring. Radiator and shaver point.

**BEDROOM 3** 12' 10" max. x 7' 4" (3900 x 2200). Double-glazed window to rear. Radiator. Carpet. Double built in wardrobe.

**BEDROOM 4** 10' 11" x 7' 5" (3300 x 2200). Double-glazed window to rear. Radiator. Built in double wardrobe.

**BEDROOM 5** 8' 8" x 7' 2" (2600 x 2100). Double-glazed window to rear. Radiator. Carpet.

**FAMILY BATHROOM** with frosted window to front. W.C. Pedestal wash hand basin. Vinyl flooring. Radiator and shaver point. Single bath with shower attachment and fully tiled surround.

#### ON THE SECOND FLOOR

**LANDING** Storage cupboard. Smoke alarm. Door to -

**BEDROOM 1** 13' 2 x 12' 8" (4000 x 3800). Double-glazed window to front. Radiator. Carpet. Smoke alarm. T.V. point. Telephone point. This room opens up to -

**DRESSING AREA** with 3 built in double wardrobes with a 'Velux' window to side. Loft hatch. Door to -

**EN-SUITE** with a storage cupboard. Shower with tiled surround. Pedestal wash hand basin. Double-glazed frosted window to rear. W.C. Single bath with shower attachment and mixer taps. Carpet. Tiled walls.

**STUDY/BEDROOM 6** 13' 4" x 9' 2" (4000 x 2700). Dual aspect room with double-glazed window to front and 'Velux' window to rear. Loft access. Carpet. T.V. point and B.T. line. Smoke alarm.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CALL 01376 322222