



3 SHEENE GROVE, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** MUST VIEW FAMILY HOME **** Situated within one of Braintree's most sought after developments, positioned within a quiet CUL-DE-SAC close to the nearby nature reserve. Offering THREE reception rooms, including a PLAYROOM/STUDY and a KITCHEN/DINER. Boasting FOUR bedrooms including an EN-SUITE. This property includes a good sized patio and garden, garage and off-street parking. Lyons Hall Primary School is also within walking distance, so this is a family home that is not to be missed.



Entrance Hall

LVT flooring, stairs rising to first floor, under stairs storage cupboard, doors to:

Cloakroom

LVT flooring, radiator, hand wash basin, WC, obscure double glazed window to side.

Study 7'6 x 7'0 (2.29m x 2.13m)

Carpet flooring, radiator, double glazed window to front.

Dining Room 10'11 x 9'6 (3.33m x 2.90m)

Carpet flooring, radiator, double glazed window to front.

Kitchen/Diner 15'7 x 9'6 (4.75m x 2.90m)

LVT flooring, wall & base units with roll edge work surfaces, sink with central mixer tap, integral double oven, gas hob & extractor over, space for dishwasher, washing machine & fridge/freezer. double glazed window to front & side, door to side.

Lounge 16'1 x 10'10 (4.90m x 3.30m)

Carpet flooring, double glazed window to side, patio doors to rear, radiator, gas fireplace.

First Floor

Landing

Carpet flooring, airing cupboard, doors to:

Bedroom One 12'3 x 8'5 (3.73m x 2.57m)

Carpet flooring, radiator, double glazed window to rear.

Ensuite

Shower, hand wash basin, WC, LVT flooring.

Bedroom Two 11'5 x 9'4 (3.48m x 2.84m)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 11'0 x 9'2 (3.35m x 2.79m)

Carpet flooring, radiator, double glazed window to front.

Bedroom Four 8'3 x 6'11 (2.51m x 2.11m)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Bath with shower attachment, wash hand basin, WC, LVT flooring.

Exterior

Garage

Up & over door, power & lights connected.

Garden

Fully enclosed rear garden, paved patio area, steps leading to lawn, personal door to Garage, access gate to front.

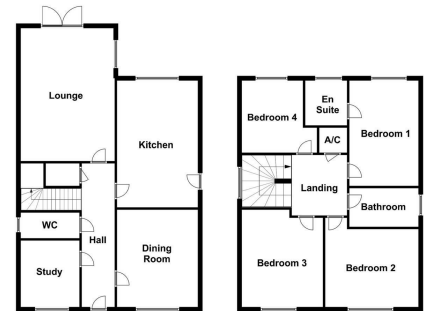
Front Of Property

Driveway parking for two vehicles, lawn area with bushes to front.

Area Map

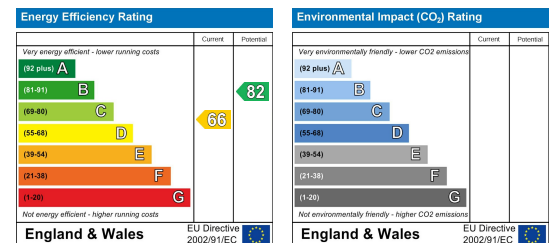


Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

