



## 12 CLOUGHTON AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated upon the desirable MEADOW RISE Development, constructed by reputable national house builders, Countryside Homes, this popular style of home enjoys vast OPEN PLAN ground floor living accommodation, with fully integrated Kitchen and ground floor Cloakroom, together with THREE well proportioned bedrooms, including an EN-SUITE to the Master Bedroom, in addition to the modern family bathroom. Externally offering a low maintenance rear garden, with CAR PORT for two vehicles to the side, situated within a pleasant cul-de-sac location within walking distance of both the Town Centre and Station, as well as giving immediate access to the A120 towards London Stansted and the M11 (20 mins). Available CHAIN FREE, contact us today in order to arrange a suitable viewing inspection in order to appreciate the superior finish on offer.

**\*\* £375,000 - £400,000 \*\***



## GROUND FLOOR

### Entrance Hall

LVT flooring, radiator, stairs rising to first floor, doors to;

### Cloakroom

Concealed WC, wall mounted hand wash basin, obscure window to front, radiator

### Lounge/Diner 19'0" x 16'4" (5.80 x 5)

LVT flooring, French doors to rear garden aspect, TV point, 2 x radiators, under stair storage cupboard, opening to;

### Kitchen 11'6" x 8'7" (3.52 x 2.64)

Matching wall and base level units with inset sink with mixer tap and drainer. Bay window to front aspect, integral appliances including Fridge-Freezer, Washing Machine, Dishwasher, and oven with four ring gas hob and extractor over.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to;

### Bedroom One 13'6" x 10'8" (4.12 x 3.27)

Double glazed window to front aspect, carpet flooring, radiator, recess space for Wardrobe, door to;

### En-Suite

Shower enclosure, WC & Hand Wash Basin inset to vanity unit, radiator, obscure window to front aspect

### Bedroom Two 13'3" x 9'1" (4.04 x 2.79)

Carpet flooring, radiator, double glazed window to rear aspect

### Bedroom Three 9'8" x 6'10" (2.95 x 2.10)

Carpet flooring, double glazed window to rear aspect, radiator

### Family Bathroom

Part tiled, bath with mixer tap and hair attachment, WC & Hand Wash Basin inset to vanity unit, heated towel radiator

## EXTERIOR

### Front

Car Port and Driveway to side aspect, with parking for at least two vehicles, front garden to lawn with hedgerow borders, path to front entrance door

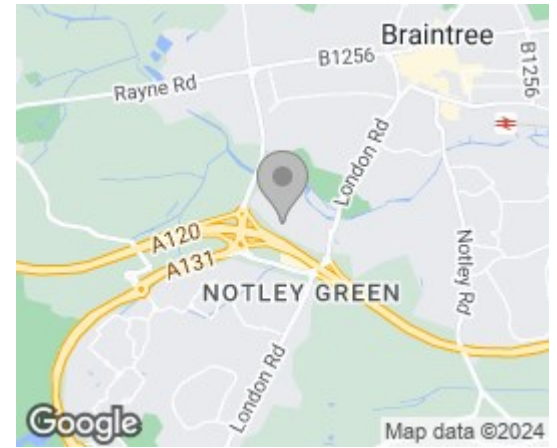
### Rear Garden

Paved patio area, garden to lawn, side access to front

## NOTES

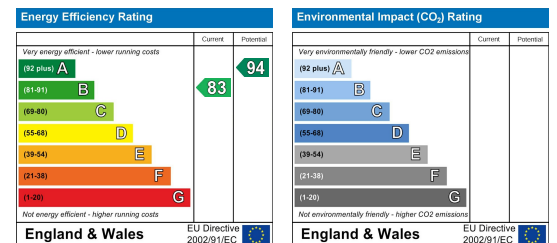
The property is available FREEHOLD, with an annual advised estate charge of £150 per annum. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sign of the Estate Management Pack.

## Area Map



## Floor Plans

## 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

