



53 ELLEN WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £290,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Situated upon the favourable White Court development, within the sought after parish of Great Notley, this IDEAL FIRST TIME PURCHASE comes to the market chain free with POTENTIAL TO EXTEND STPP, presented in excellent condition throughout. Offering two double bedrooms, the property offers a good sized living room, with a modern Kitchen/Diner, whilst externally offering good off street parking, with a spacious rear garden. Located within walking distance of Great Notley's vast onsite amenities, including the nearby Discovery Centre, early viewing is highly recommended owing to the hugely popular nature of this location.



GROUND FLOOR

Entrance Porch

Door to;

Living Room 14'1" x 12'9" (4.31 x 3.91)

Carpet flooring, stairs rising to first floor, double glazed window to front aspect, radiator, door to;

Kitchen/Diner 12'9" x 10'3" (3.91 x 3.14)

Tiled flooring, wall and base level high gloss units with granite work surfaces, integrated double oven, four ring induction hob, extractor fan, integrated Washing Machine and Dishwasher, dining area, double glazed window and door to rear garden.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 10'9" x 10'1" (3.30 x 3.08)

Carpet flooring, double glazed window to front aspect, radiator, fitted wardrobes, storage cupboard

Bedroom Two 12'10" x 6'9" (3.92 x 2.06)

Carpet flooring, radiator, double glazed window to rear aspect

Bathroom

Shower over bath, WC, pedestal hand wash basin, tiled flooring, heated towel radiator

EXTERIOR

Front

Path to front entrance door, driveway to side, gate to rear garden

Rear Garden

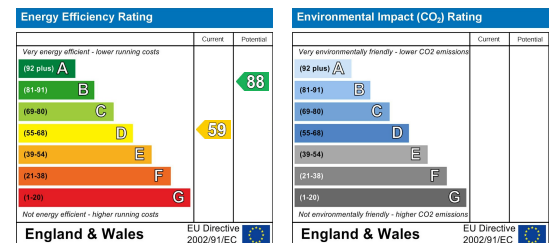
Paved patio area with further paved area to side, garden laid to lawn with established borders.

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

