



23 NEWNHAM CLOSE, BRAINTREE CM7

GUIDE PRICE £400,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** SUPERBLY PRESENTED **** This property boasts two lovely reception rooms, perfect for the growing family. With THREE well proportioned double bedrooms, there's ample space for the whole family to unwind.

The house features a modern family bathroom with walk in double shower enclosure, and a convenient cloakroom, ensuring that busy mornings run smoothly. Parking is a breeze with space for three vehicles, a rare find in this area!

One of the standout features of this property is its fantastic location backing onto the picturesque Fitch Way, offering a peaceful and scenic backdrop to your daily life. Imagine enjoying leisurely walks or bike rides along this beautiful trail just a stones throw from your own back garden.

For those looking to expand, the potential for a loft conversion opens up exciting possibilities to further enhance this already wonderful home. Additionally, the great-sized south-facing garden is a sun-soaked haven, perfect for



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs rising to first floor, doors to;

Cloakroom

WC, hand wash basin

Living Room 18'7" x 11'10" (5.68 x 3.62)

Laminate flooring, smooth ceiling with inset downlighting, double glazed window and french doors to rear aspect, media wall, radiator

Dining Room 12'2" x 9'10" (3.72 x 3.01)

Laminate flooring, double glazed window to front aspect, radiator, under stair recess presently used as a study area, opening to;

Kitchen 14'1" x 7'10" (4.30 x 2.41)

Tiled flooring, matching wall and base level shaker style kitchen units with roll edged work surfaces, double glazed window to front aspect, integral fridge-freezer, dishwasher, space for range style oven with fitted extractor over, space for Washing Machine.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Master Bedroom 12'1" x 10'0" (3.70 x 3.06)

Carpet flooring, built in fitted wardrobes, window to rear aspect, radiator

Bedroom Two 10'0" x 9'6" (3.05 x 2.91)

Carpet flooring, window to rear aspect,

Bedroom Three 12'1" x 8'3" (3.69 x 2.53)

Carpet flooring, window to front aspect, built in storage cupboard

Bathroom

Re-fitted suite with fully tiled walls and flooring, with walk in double shower enclosure, separate bath, WC, hand wash basin inset to vanity unit, heated towel radiator

EXTERIOR

Front

Block paved driveway, side access to rear garden

Rear Garden

South facing with views overlooking the Fitch Way, commencing with a paved patio area, leading to established garden laid to lawn with mature borders

Area Map

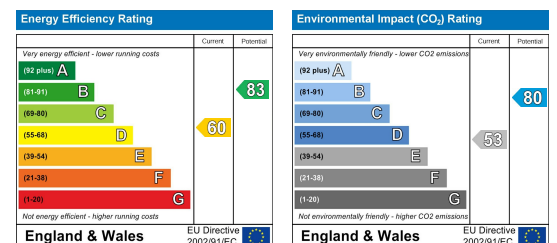


Floor Plans



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Energy Efficiency Graph



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