



## 65 STANSTRETE FIELD, BRAINTREE CM77

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* STUNNING HOME \*\*** Situated within a stones throw of village amenities, and the nearby 100' acre Discovery Centre, this much improved family home enjoys an enviable location, and benefits from good sized internal accommodation including a spacious OPEN PLAN Lounge/Kitchen/Dining Room, together with Conservatory extension which has been enhanced with the additional of a tiled and insulated roof. The first floor accommodation offers THREE bedrooms, and a modern family bathroom, whilst externally the property has the unique advantage of a DOUBLE DRIVEWAY, and good sized west facing rear Garden. Viewing is a must in order to appreciate the space on offer.



## Entrance Hall

Laminate flooring, doors to;

## Cloakroom

WC, wall mounted hand wash basin, radiator

## Open Plan Living Area Comprising of;

### Kitchen 9'2" x 8'8" (2.80 x 2.65)

Double glazed window to front aspect, matching wall and base level shaker style units with solid oak worktops, with tiled splashbacks and under counter lighting. Integral double oven and four ring gas hob, extractor over, spaces for Fridge-Freezer, Washing Machine and Dishwasher. Opening to;

### Living Area 15'4" x 15'3" (4.67m x 4.65m)

Laminate flooring, stairs to first floor, radiator, opening to;

### Conservatory 14'4" x 11'3" (4.38 x 3.44)

Range of double glazed windows to rear aspect, radiator, smooth ceiling with inset lighting, french doors to rear garden.

## FIRST FLOOR

### Landing

Storage cupboard, carpet flooring, doors to;

### Bedroom One 12'2" x 8'9" (3.71 x 2.67)

Carpet flooring, double glazed window to front aspect, radiator

### Bedroom Two 11'11" x 8'8" (3.64 x 2.65)

Double glazed window to rear aspect, carpet flooring, radiator

### Bedroom Three 8'5" x 7'0" (2.59 x 2.15)

Carpet flooring, double glazed window to front aspect, radiator

## Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure window to front

## Front Of Property

Double driveway to side for 2 x vehicles, path to front entrance door, side access gate to rear garden

## Garden

Enclosed garden with paved patio seating area, garden largely to lawn with established borders.

## Area Map

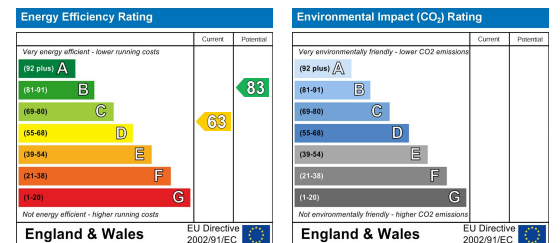


## Floor Plans



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.



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