



22 LAMMAS DRIVE, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** MUST VIEW **** GUIDE PRICE £325,000 - £350,000 ****** Situated upon the favourable and family orientated MARKS FARM development, this SUPERBLY PRESENTED family home is sure to catch the eye, finished to an excellent standard throughout, with a great rear garden and GARAGE and driveway to the rear of the property. The location of this property sets it apart from others of its kind, being within short reach of open playing fields, nearby amenities including Tesco Superstore and Costa Coffee shop, as well as being within walking distance of Braintree Village Shopping Centre and Station, together with immediate access to the A120. Internally the property comes with a Ground Floor CLOAKROOM, modern kitchen/diner, generous Living Room, as well as THREE BEDROOMS with an EN-SUITE to the Master Bedroom, in addition to the Family Bathroom. Available for immediate viewing, contact us today and make your ownership dream a reality with this beautiful property that is sure to be popular in todays market.



GROUND FLOOR

Entrance Hall

Doors to;

Cloakroom

WC, pedestal hand wash basin, radiator

Living Room 17'11" x 10'4" (5.48 x 3.17)

Laminate flooring, large under stair storage cupboard, radiator, double glazed window to front aspect, stairs rising to first floor, door to;

Kitchen/Diner 13'10" x 9'4" (4.22 x 2.86)

Shaker style wall and base level units with solid oak work surfaces, with inset one and a half ceramic sink with mixer tap, integrated appliances including Fridge-Freezer, slimline Dishwasher, Washing Machine, Oven and four ring gas hob with extractor over. Double glazed window and French Doors to rear aspect, radiator

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 11'6" x 10'4" (3.51 x 3.15)

Double glazed window to front aspect, radiator, fitted wardrobe, door to;

En-Suite

Shower enclosure, WC, hand wash basin inset to vanity unit, obscure window to front aspect, chrome heated towel radiator

Bedroom Two 11'8" x 7'8" (3.56 x 2.34)

Carpet flooring, double glazed window to rear aspect, radiator, fitted wardrobe

Bedroom Three 7'11" x 5'11" (2.42 x 1.81)

Carpet flooring, radiator, fitted wardrobe, double glazed window to rear aspect

Bathroom

Bath with mixer tap and hair attachment, WC, pedestal hand wash basin, radiator, obscure window to side aspect

EXTERIOR

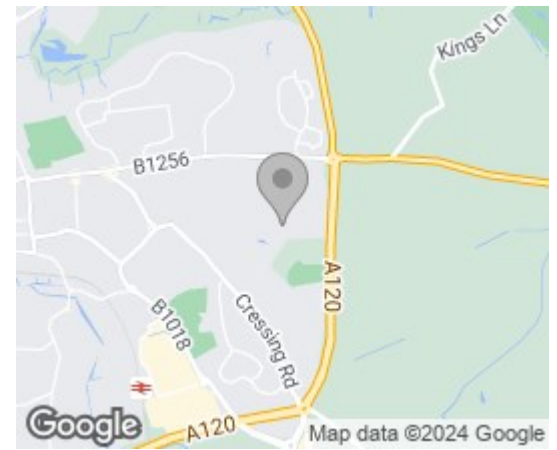
Garden

Garden laid largely to lawn with path to lower garden with rear access gate leading to Garage and parking area

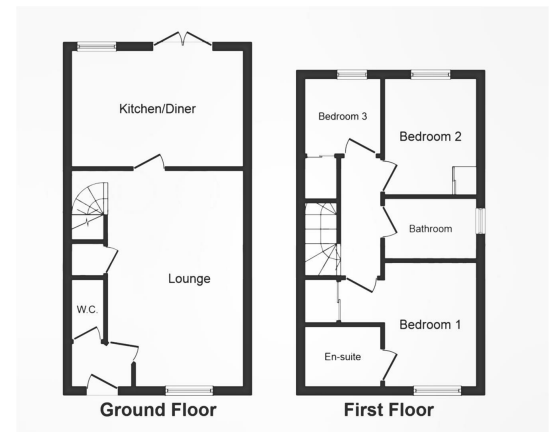
Garage

Single garage with up and over door, with block paved driveway to front with space for one vehicle.

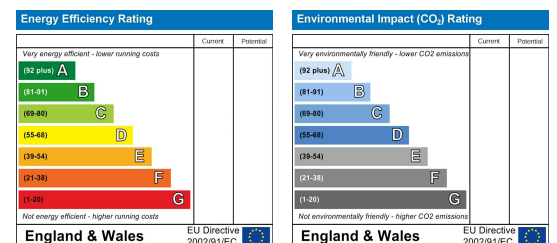
Area Map



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.



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