



20 PLAITERS WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 3 Bathrooms | 3 Receptions

**** SOUGHT AFTER FAMILY AREA **** Located upon the favourable and family orientated MARKS FARM development, within close reach of excellent local school options, this FOUR bedroom family home with THREE reception rooms hits the market for the very first time since new, offering an excellent opportunity for intending purchasers to place their own stamp on this versatile style of home. With THREE bathrooms, as well as a ground floor WC, the property further benefits from a 20' Living Room, separate Dining Room, and STUDY, as well as a GARAGE to the rear of the property with allocated driveway parking immediately in front. Positioned close to nearby amenities as well as giving great access to the A120, seeing is believing with this fantastic style of property which offers great potential.

**** GUIDE PRICE £375,000 - £400,000 ****



GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to;

Living Room 20’7” x 10’4” (6.29 x 3.16)

Carpet flooring, double glazed window to front, feature fireplace, french doors to rear garden, door to;

Dining Room 8’10” x 8’2” (2.71 x 2.50)

Carpet flooring, radiator, double glazed window to rear aspect

Cloakroom

WC, hand wash basin, obscure window to front aspect

Study 7’9” x 8’9” (2.37 x 2.68)

Double glazed window to front aspect, carpet flooring, radiator

Kitchen 12’4” x 8’9” (3.77 x 2.69)

Tiled flooring, double glazed window and door to rear aspect, range of wall and base level units with roll edged work surfaces, incorporating a double oven, Fridge-Freezer, Dishwasher and Washing Machine.

FIRST FLOOR

Landing

Bedroom One 11’3” x 10’7” (3.45 x 3.25)

Carpet flooring, double glazed window to front aspect, wardrobe, door to;

En-Suite

Shower enclosure, WC, hand wash basin, obscure window to front aspect

Bedroom Two 8’11” x 8’4” (2.72 x 2.56)

Carpet flooring, double glazed window to rear aspect, radiator, wardrobe, door to;

En-Suite

Shower enclosure, WC, hand wash basin, radiator, obscure window to rear aspect

Bedroom Three 11’5” x 9’1” (3.50 x 2.79)

Carpet flooring, radiator, double glazed window to front aspect

Bedroom Four 9’0” x 7’4” (2.76 x 2.24)

Carpet flooring, radiator, double glazed window to rear aspect

Bathroom

Shower over bath, WC, hand wash basin, radiator, obscure window to rear aspect

EXTERIOR

Garden

Enclosed by panelled fencing, with garden laid to lawn. Side access to rear parking area

Garage

Situated en-bloc to the rear of the property, with allocated driveway parking space to front

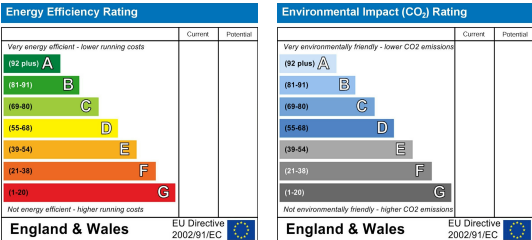
Area Map



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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