



## 24 BULRUSH CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* COMPLETE ONWARD CHAIN \*\*** Occupying a fabulous position within this desirable cul-de-sac upon the favourable HEATHLANDS development, this IMMACULATE three bedroom family home enjoys generous living space, with a large 19' LOUNGE/DINER, Master Bedroom with EN-SUITE shower room, whilst externally benefitting from a SOUTH FACING rear garden and detached GARAGE. Conveniently situated within easy access of Braintree Town Centre and within walking distance of Braintree Village Shopping Centre and Station, early viewing is highly advised in order to appreciate the outstanding finish on offer.

**\*\* GUIDE £375,000 - £390,000 \*\***



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to;

Cloakroom

Wash hand basin, WC, obscure double glazed window to side.

Lounge/Diner 16’9” x 19’3” > 11’6” (5.11 x 5.87 > 3.52 )

Carpet flooring, double glazed windows to front & side aspects, french doors to rear, under stairs storage cupboard, radiator, door to;

Kitchen 10’10” x 8’0” (3.31m x 2.46m)

Wall & base units with inset sink, integral oven, four ring electric hob with extractor over, integral fridge/ freezer, dishwasher detergent & washer/ dryer, double glazed window to rear, side door

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 11’8” x 11’6” (3.56m x 3.52m)

Carpet flooring, radiator, double glazed window to rear, fitted wardrobes, door to;

En-Suite

Shower enclosure, pedestal wash hand basin, WC, obscure double glazed window to rear.

Bedroom Two 10’5” x 9’9” (3.20m x 2.98m)

Carpet flooring, radiator, double glazed window to front, fitted cupboard

Bedroom Three 11’8” x 7’5” (3.56m x 2.28m)

Carpet flooring, radiator, double glazed window to front, fitted wardrobes.

Bathroom

Bath, wash hand basin, WC, obscure double glazed window to side.

EXTERIOR

Garden

South facing garden, paved patio, remainder laid to lawn with established borders.

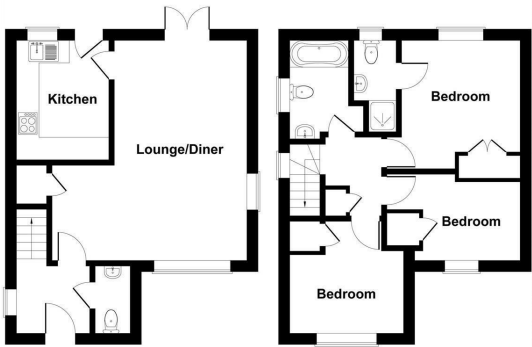
Garage

Detached single garage with up and over garage door, power and lighting connected. Generous driveway to front with parking for 3 x vehicles

Area Map

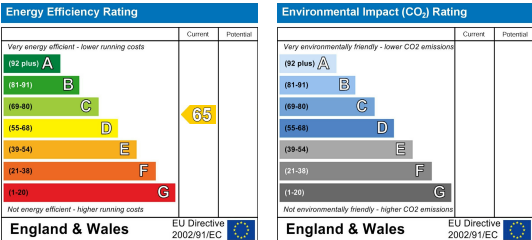


Floor Plans



For Illustrative Purposes Only.

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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