



98 MILL PARK DRIVE, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Situated upon the ever sought after HEATHLANDS development, with its convenient footbridge access to Braintree Village Station and Shopping Centre, this well presented THREE bedroom detached home enjoys a great layout, with a spacious KITCHEN/DINER with integral appliances, DUAL ASPECT Living Room, cloakroom, as well as three good sized bedrooms, with an EN-SUITE to the Master Bedroom. Externally the property comes with a GARAGE and driveway parking, as well as a good sized private rear garden. Available CHAIN FREE, early viewing is highly recommended in order to appreciate the accommodation on offer.



GROUND FLOOR

Entrance Hall

Laminate flooring, double glazed window to front, under stairs storage cupboard, radiator, stairs rising to first floor, doors to;

Cloakroom

Laminate flooring, wall mounted hand wash basin, WC, radiator, obscure double glazed window to side.

Kitchen/ Diner 15’9” x 9’5” (4.81 x 2.89)

Laminate flooring, double glazed window & french doors to rear, wall & base units with integral double oven, washing machine, dishwasher & fridge/freezer. four ring gas hob with extractor over.

Living Room 16’2” x 11’5” (4.95 x 3.49)

Double glazed window to front, french doors to rear, carpet flooring, gas feature fireplace.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front.

Bedroom One 11’3” x 9’6” (3.43 x 2.91)

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

Ensuite

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

Bedroom Two 12’5” x 8’6” (3.79 x 2.60)

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

Bedroom Three 9’4” x 7’3” (2.87 x 2.23)

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

Bathroom

Obscure double glazed window to front, radiator, pedestal hand wash basin, walk in shower, WC.

EXTERIOR

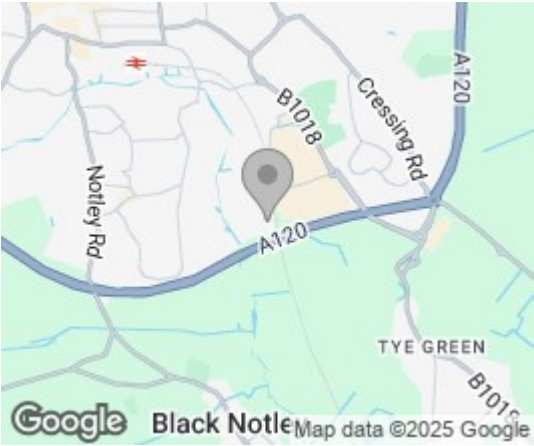
Garden

Paved patio area with steps leading up to garage, remainder laid to lawn, rear access gate.

Garage

Single garage with up & over door, driveway parking directly to front.

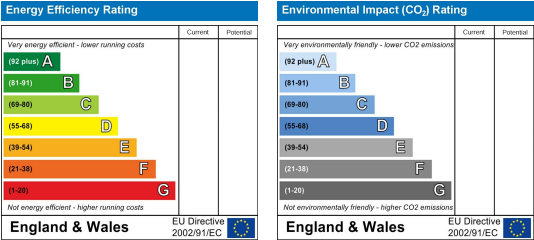
Area Map



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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