



46 SUNNYSIDE, BRAINTREE CM7

OFFERS IN EXCESS OF £400,000

3 Bedrooms | 2 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Centrally located within a stones throw of the Town Centre, and within short walking distance of Braintree Station, this **EXTENDED** family home with **THREE DOUBLE BEDROOMS** enjoys a generous corner plot, offering spacious internal living accommodation with **THREE** reception rooms and a **UTILITY ROOM**, whilst externally enjoying a large driveway frontage, with an oversized **GARAGE** and **STORE ROOM**. Available with no onward chain, an early viewing appointment is highly advised in order to appreciate the space and further potential on offer.



GROUND FLOOR

Entrance Porch

Tiled flooring, double glazed window to front, door to;

Entrance Hall

Carpet flooring, stairs to first floor, doors to;

Dining Room 14'2 x 10'8 (4.32m x 3.25m)

Laminate flooring, double glazed window to front, radiator, door to;

Lounge 18'9" x 13'0" (5.72m x 3.97m)

Double glazed window to front aspect, carpet flooring, french doors to Garden Room, 2 x radiators

Garden Room 12'11" x 11'10" (3.96m x 3.62m)

Sandstone flooring, double glazed windows and french doors to rear aspect, 2 x radiators

Kitchen 11'4" x 8'8" (3.46m x 2.66m)

Wall and base level units with roll edged work surfaces, vinyl flooring, double glazed window and door to rear aspect, integral double oven with five ring gas hob and extractor over, spaces for dishwasher and fridge-freezer, inset one and a half stainless steel sink

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 14'4" x 13'1" (4.39m x 4.00m)

Carpet flooring, double glazed windows to front and side aspect, fitted wardrobes, door to;

En-suite

Obscure window to rear aspect, vinyl flooring, double shower enclosure with low level WC, hand wash basin inset to vanity unit, radiator

Bedroom Two 12'9" x 9'8" (3.89m x 2.96m)

Double glazed window to front aspect, carpet flooring, radiator, deep storage cupboard, 2 x fitted wardrobes

Bedroom Three 9'10 x 9'3 (3.00m x 2.82m)

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

Bathroom

Bath with shower over, WC, hand wash basin inset to vanity unit, radiator, obscure window to rear aspect, fitted cupboard

EXTERIOR

Front

Block paved driveway with parking available for several vehicles, leading to Garage with electric door to front, side access to rear garden

Garden

Sandstone paved patio area, leading to garden laid largely to lawn, with enclosed borders and additional garden to side, with existing concrete hardstanding

Garage & Store Room

Electric up and over door to front, internal power and lighting connected, opening to large store room, with personnel door to rear

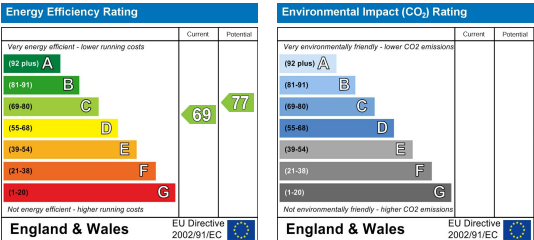
Area Map



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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