



## 4 MILL PARK DRIVE, BRAINTREE CM7

GUIDE PRICE £425,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* STUNNING HOME \*\*** Situated upon the favourable HEATHLANDS development, this popular design of family home constructed by reputable builders Tanner & Wicks comes to the market offering a **FIRST CLASS** finish throughout, enjoying a larger than expected **CORNER PLOT**, and with the benefit of a Garage and Driveway parking. Internally the property offers two reception rooms, a re-fitted Kitchen with nearly new central heating boiler, three **DOUBLE BEDROOMS**, with an **EN-SUITE** to the master bedroom in addition to the generous Family Bathroom. Externally the rear garden is fully landscaped with an array of mature borders and a paved patio seating area. Located just minutes from both the Town Centre and Braintree Village Stations, convenience can be found on your doorstep making this a much desired home. Early viewing is highly advised.



## Front Of Property

Driveway parking, Single Garage, side access gate to rear garden

## Entrance Hall

Laminate wood flooring, double glazed window to side, stairs rising to first floor, radiator, doors to;

## Cloakroom

Laminate flooring, hand wash basin inset to vanity unit, WC, radiator, obscure double glazed window to side.

## Dining Room 10'11" x 9'3" (3.35 x 2.84)

Laminate flooring, radiator, double glazed window to front & side, under stairs cupboard, door to;

## Kitchen 14'2" x 7'4" (4.34 x 2.24)

Laminate flooring, wall & base level shaker style units with roll edged work tops, ceramic sink with central mixer tap, integral SMEG oven with electric hob & extractor over, spaces for washing machine, dishwasher & fridge/freezer, inset spotlights, double glazed window to rear, door to side.

## Living Room 17'3" x 11'1" (5.26 x 3.38)

Carpet flooring, radiator, feature fireplace, double glazed window to front, french doors to rear.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, airing cupboard, loft access, double glazed window to rear, doors to;

### Bedroom One 12'2" x 11'1" (3.71 x 3.38)

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

### Ensuite

Shower enclosure, wash hand basin & WC inset to vanity unit, heated towel radiator, obscure double glazed window to front, extractor fan, inset spotlights, laminate flooring.

### Bedroom Two 9'6" x 9'3" (2.90 x 2.84)

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

### Bedroom Three 10'2" x 7'10" (3.10 x 2.41)

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

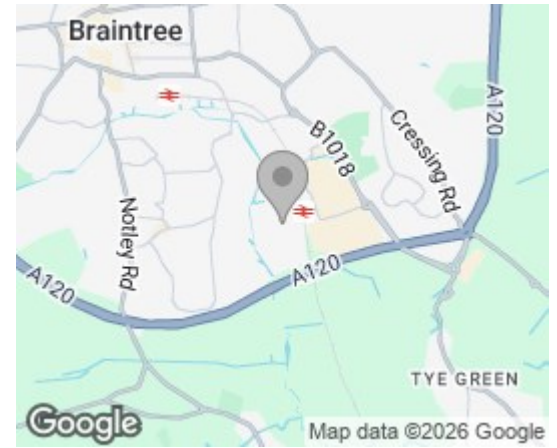
## Bathroom

Bath with shower attachment, hand wash basin & WC inset to vanity unit, obscure double glazed window to front, inset spotlights, laminate flooring, heated towel radiator.

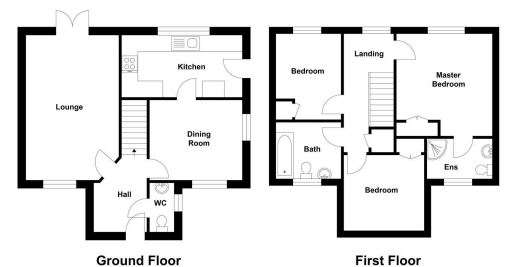
## Garden

Fully enclosed, paved patio area, further paved patio with personnel door to Garage, remainder laid to lawn with raised borders. Pergola seating area.

## Area Map

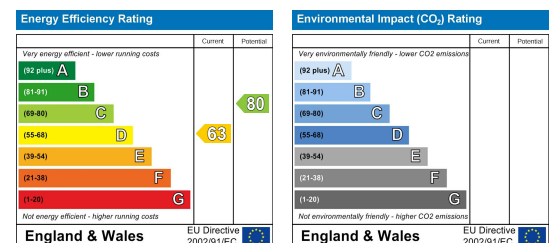


## Floor Plans



While every attempt has been made to ensure the accuracy of the floor plan, potential buyers should verify the accuracy of the floor plan by visiting the property in person. The floor plan is provided as a guide only and should not be relied upon for legal purposes. The floor plan is provided as a guide only and should not be relied upon for legal purposes.

## 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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