



**SCOTT
MADDISON**



39 Sunnyside

Braintree CM7 2RP

£450,000

Freehold



39 Sunnyside

Braintree CM7 2RP

£450,000



ENTRANCE PORCH

Entrance door to porch. Door to hall. Tiled floor, stairs rise to the first floor. Door to lounge.

ENTRANCE HALL

LOUNGE

19'8" x 13'9" (5.99m x 4.19m)

double glazed window to the front. Maximum measurement. Gas coal effect, real flame fire.

CONSERVATORY

15'9" x 12'6" (4.80m x 3.81m)

tiled floor, double glazed window and door to rear, sloping roof.

KITCHEN

13'1" x 8'10" (3.99m x 2.69m)

a tastefully updated Wren designed kitchen comprising stainless steel, one and a half bowl single drain sink with double cupboard under and wall cupboards. Further worktops with base units under, cupboards over. Recess for cooker. Built-in door dishwasher, window to rear. Pantry cupboard opening to utility room

UTILITY ROOM

Worktop, tumble dryer vent, plumbing for washing machine, wall mounted gas fired boiler. Door to integral garage.

BEDROOM FIVE / SNUG

9'10" x 7'3" (3.00m x 2.21m)

Tiled floor, double doors to rear.

GROUND FLOOR SHOWER ROOM

Shower room comprising walk in tiled shower cubicle with two glass sliding doors. Low level WC wash and basin.

FIRST FLOOR LANDING

Access to loft space with fitted ladder.

BEDROOM ONE

15'3" x 9'6" (4.65m x 2.90m)

double glazed window to the front, radiator, single cupboard.

BEDROOM TWO

10'6" x 10'2" (3.20m x 3.10m)

double glazed window to the front, radiator.

BEDROOM THREE

9'10" x 8'2" (3.00m x 2.49m)

double glazed window to rear, radiator.

BEDROOM FOUR

8'10" x 7'7" (2.69m x 2.31m)

double glazed window to rear, cupboard housing the hot water cylinder plus single wardrobe cupboard.

FAMILY BATHROOM

Suite comprising full length panelled P shaped bath with shower attachment, low level WC, wash and basin, chrome ladder radiator, part tiled walls, double glazed window to rear.

OUTSIDE (front)

FRONT treble width hardstanding.

INTEGRAL GARAGE

9'10" x 8'2" (3.00m x 2.49m)

up and over door power and light connected.

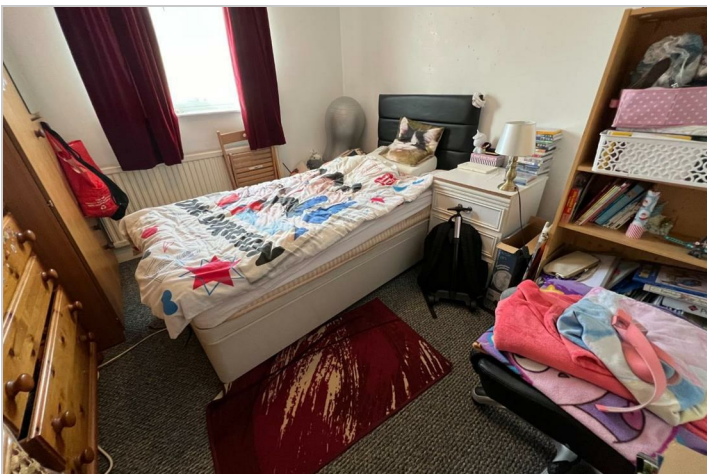
OUTSIDE (rear)

The rear garden extends to approximately 37 feet east facing. Patio terrace to immediate rear with part covered pergola. Stocked flower and shrub borders, including Wisteria and seating area.

SERVICES

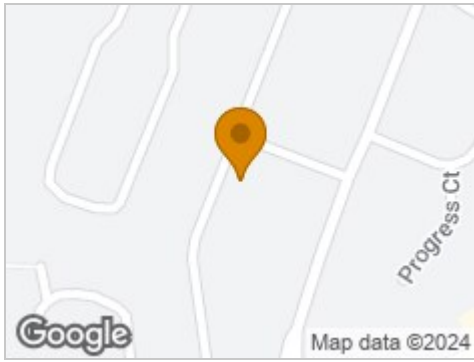
We understand mains electricity, gas, water and drainage are connected to the property.

Council Tax Band - C.





Road Map



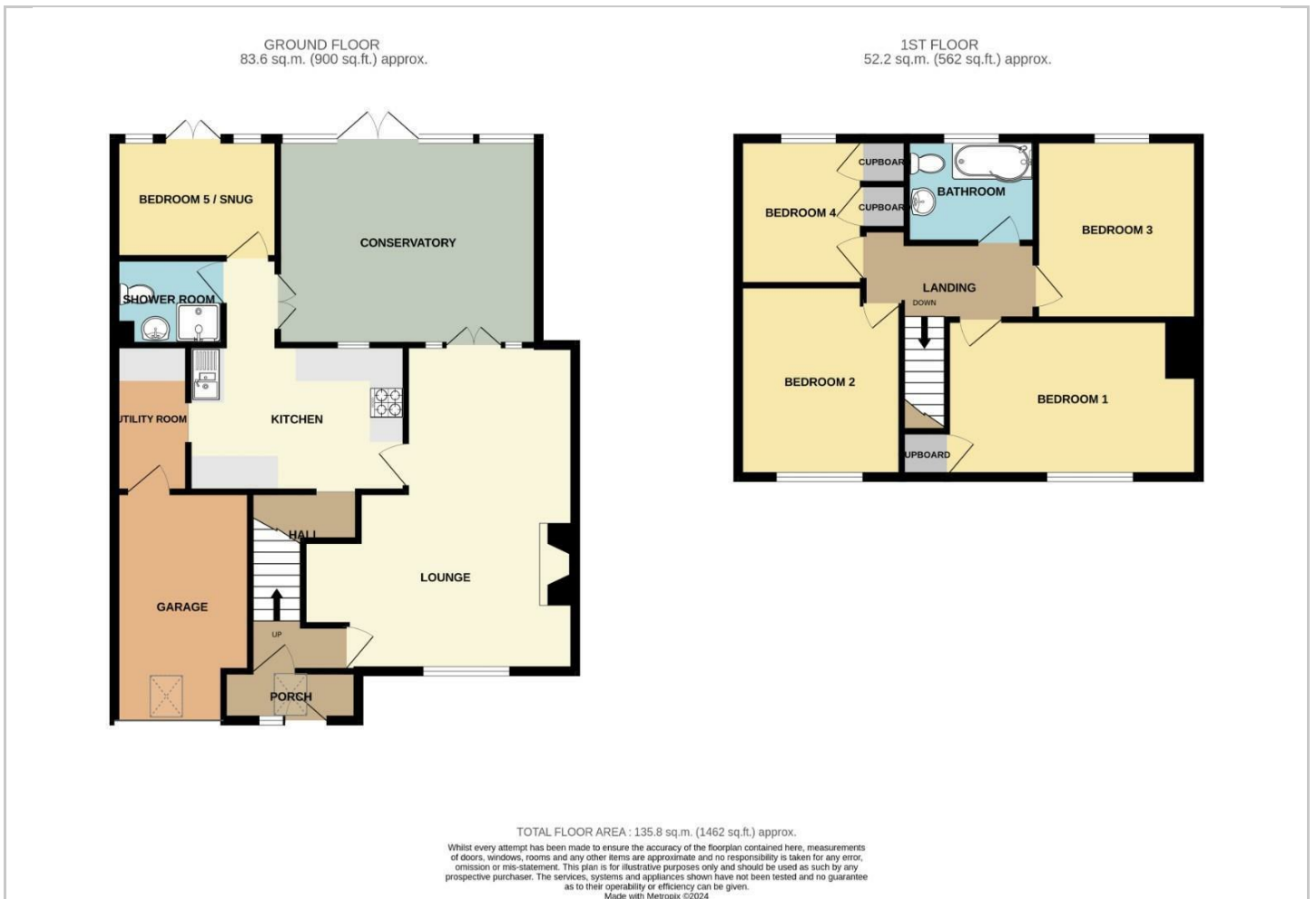
Hybrid Map



Terrain Map



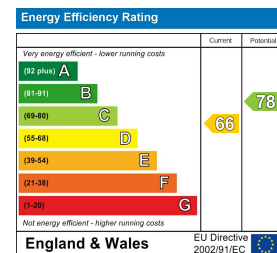
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.