

for sale

offers in excess of **£450,000**



St Margarets Bernside Notley Road Braintree CM7 1HN

This four/five bedroom semi-detached family home is the perfect blend of space, privacy and convenience situated in a central location.



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Entrance Hall

Stairs leading to the first floor, radiator.

Study

10' 4" x 9' 7" (3.15m x 2.92m)
Radiator, downlighters.

Living Room

11' 4" x 10' 3" (3.45m x 3.12m)
Double glazed window to the front aspect, radiator, open fireplace with ornate surround.

Open Plan Kitchen/Diner/Snug

Kitchen/Diner

20' 6" x 9' 5" (6.25m x 2.87m)

Inset sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboard up and under, built in double oven, hob and extractor fan, integrated dishwasher, fridge-freezer and washing machine, central island, utility cupboard, storage cupboard, double glazed windows to the rear aspect, double glazed french doors to the rear aspect, radiator, downlighters,

Snug

13' 4" x 11' 1" (4.06m x 3.38m)
Wood burner, radiator.

Inner Lobby



Storage cupboard.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower unit above, double glazed window to the rear aspect, radiator, downlighters.

First Floor Landing

Storage cupboard, steps leading to the loft room.

Bedroom One

16' 7" x 8' 4" (5.05m x 2.54m)

Two double glazed windows to the front aspect, radiator.

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to the front aspect, radiator.

Bedroom Three

11' 7" x 10' 4" (3.53m x 3.15m)

Double glazed window to the rear aspect, radiator.

Bedroom Four

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to the rear aspect, radiator.

Wet Room

Low level WC, vanity hand wash basin with cupboards under, rainforest shower unit, downlighters, heated towel rail, double glazed window to the rear aspect.

Loft Room

15' restricted head height x 10' 7" restricted head height (4.57m restricted head height x 3.23m restricted head height)

Two Velux windows, eaves storage, downlighters.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, outside lighting and tap, side gate.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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