

for sale

guide price **£425,000**



Church Lane Braintree CM7 5SB

****Guide Price £425,000-£450,000****

Brand new to market is this four bedroom extended semi-detached home perfectly suited to a family. With plenty of space, this home offers a comfortable and spacious living environment.



Church Lane Braintree CM7 5SB

Entrance Porch

11' 2" x 6' 6" (3.40m x 1.98m)

Entrance Hall

Stairs leading to the first floor, storage cupboard.

Downstairs Cloakroom

Low level WC, hand wash basin, radiator, window to the side aspect,

Living Room

13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed window to the front aspect, radiator, back boiler.

Dining Room

12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed french doors to the rear aspect, radiator.

Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, space for cooker and washing machine, pantry with space for fridge-freezer, radiator, double glazed window to the rear aspect.

Utility/Inner Lobby

21' 3" x 6' 1" (6.48m x 1.85m)

Inset sink unit with cupboard under, working surface with cupboard under, space for appliances, double glazed door to the



front and rear aspect, courtesy door to the garage.

Lean To

9' 6" x 7' 7" (2.90m x 2.31m)

First Floor Landing

Split level landing, fitted wardrobes, two radiators, loft access.

Bedroom One

13' 6" x 13' 2" Sloped ceiling (4.11m x 4.01m Sloped ceiling)

Double glazed window to the front aspect, radiator, two storage cupboards, cast iron fireplace.

Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

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

Bedroom Three

13' 9" x 9' 5" (4.19m x 2.87m)

Two double glazed windows to the side aspect, double glazed window to the rear aspect, radiator.

Bedroom Four

7' 9" x 7' 8" (2.36m x 2.34m)

Double glazed window to the rear aspect, radiator.

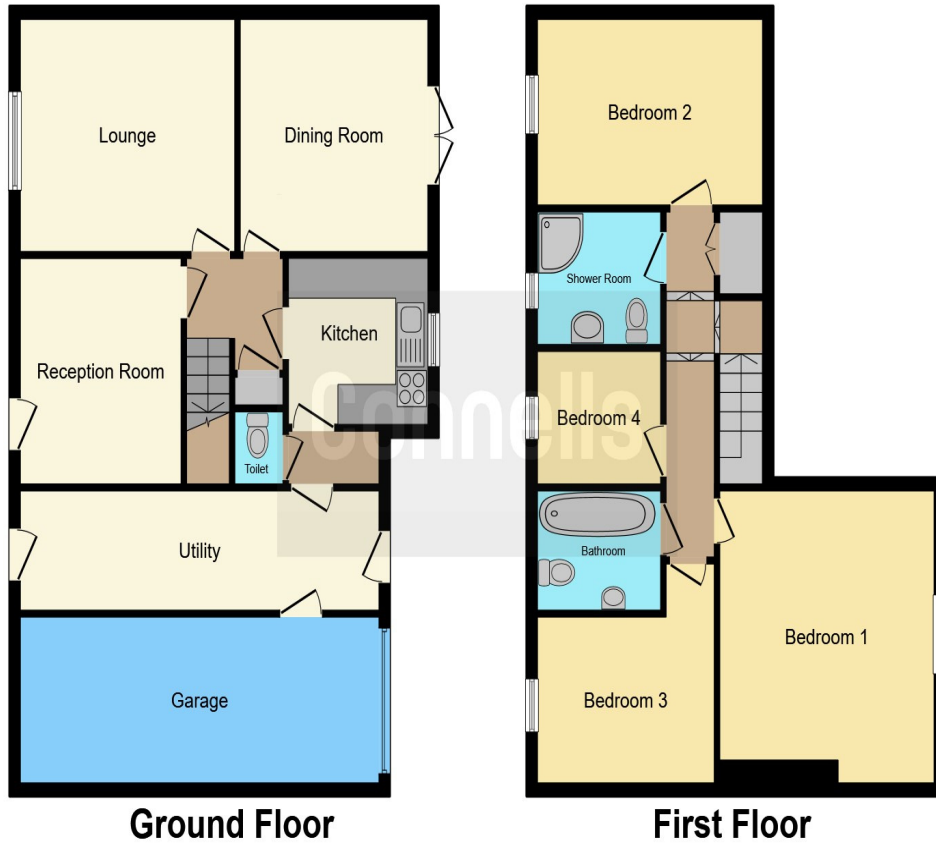
Family Shower Room

Low level WC, pedestal hand wash basin, corner shower unit, radiator, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, allotment area, shed to remain, gate to the front.





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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