





Property Description

****Guide Price £300,000-£325,000****

A welcoming three-bedroom semi-detached home nestled in the highly desirable 'Fairview Development' that epitomises both comfort and convenience.

As soon as you step inside, you are greeted by a spacious dining room that radiates warmth and comfort, this leads onto the living room offering ample space for relaxation and entertainment. Additionally to the ground floor there is a modern kitchen and an entrance porch.

The first floor offers three well proportioned bedrooms and a family bathroom.

Externally this well presented home benefits from a private rear garden, driveway parking and a garage.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the A131 and A120 are easily accessible

providing excellent transport links to Chelmsford City and Stansted Airport.

Overall, a three bedroom semi-detached house offers a comfortable and practical living space for any family.

Entrance Porch

Dining Room

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to the front aspect, radiator.

Living Room

16' 1" x 10' 10" (4.90m x 3.30m)

Double glazed french doors to the rear aspect, stairs leading to the first floor, radiator.

Kitchen

10' 2" x 6' 7" (3.10m x 2.01m)

Inset sink unit one and a half bowl with right hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated fridge-freezer, space for cooker, dishwasher and washing machine, double glazed window to the rear aspect.

First Floor Landing

Loft access

Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m)

Double glazed window to the front aspect, radiator.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

9' 3" x 8' 2" (2.82m x 2.49m)

Double glazed window to the front aspect, storage cupboard, radiator.

Family Bathroom

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

Rear Garden

Laid to lawn, decked area, outside tap.

Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies









EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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